

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Monday, June 7, 2021 – 6:00 p.m.

**EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE
PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN
INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED ABOVE AS
AUTHORIZED BY CHAPTER 551 CODE §551.071 (CONSULTATION WITH ATTORNEY)**

1. CALL TO ORDER – 6:00 PM

Pledge of Allegiance to the United States Flag

Pledge of Allegiance to the Texas Flag

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one
and indivisible.)

2. CONFLICTS OF INTEREST

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

4. CONSENT AGENDA: ALL ITEMS LISTED BELOW WITHIN THE CONSENT AGENDA ARE CONSIDERED ROUTINE BY THE PLANNING AND ZONING COMMISSION AND MAY BE ENACTED WITH ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF ITEMS UNLESS A COMMISSION MEMBER OR CITIZEN SO REQUESTS, IN WHICH EVENT THE ITEM MAY BE MOVED TO THE GENERAL ORDER OF BUSINESS AND CONSIDERED IN ITS NORMAL SEQUENCE.

4.A. [2021-536](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF MAY 3, 2021.

Attachments: [21-0503 Official Meeting Minutes](#)

4.B. [2021-537](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION WORKSHOP OF MAY 10, 2021.

Attachments: [21-0510 Official Meeting Minutes](#)

4.C. [2021-538](#) THE MINUTES OF THE SPECIAL CALLED OPEN HOUSE OF MAY 24, 2021.

Attachments: [21-0524 Open House](#)

- 4.D [2021-539](#) CONDITIONAL APPROVAL FOR THE FINAL PLAT FOR FREYSTADT SUBDIVISION, 1.546 ACRES, 2 NONRESIDENTIAL LOTS AND 0.038 ACRES OF RIGHT-OF-WAY (KAD NO. 18975) LOCATED AT 614 FREY STREET AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE.

Attachments: [AIS Freystadt Subdivision Final Plat](#)
 [Att 1 - Location Map](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - Final Plat](#)

5. REGULAR AGENDA:

- 5.A. [2021-540](#) TO CONSIDER THE PROPOSED REZONING OF 0.678 ACRES LOCATED AT THE CORNER OF OAK PARK AND SECOND STREET (PART OF KAD NO. 24880) FROM R-1, MEDIUM DENSITY RESIDENTIAL DISTRICT, TO R-D DUPLEX RESIDENTIAL DISTRICT (ROBERT S. THORNTON L.P./ TRAVIS ROBERSON).

- I. STAFF PRESENTATION
- II. PUBLIC HEARING
- III. MAKE RECOMMENDATION

Attachments: [Summary - 110 Second Street](#)
 [Att 1 - Location Map](#)
 [Att 2 - Current Zone](#)
 [Att 3 - Proposed Zone](#)
 [Att 4 - Future Land Use](#)
 [Att 5 - Zoning Description R1 RD](#)
 [Att 6 - Zoning Use Table R1 RD](#)
 [Att 7 - Site Survey](#)
 [Att 8 - Proposed Site Plan](#)

- 5.B. [2021-543](#) CONSIDER THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 1376 SOUTH MAIN STREET (KAD NO. 42558, MENDER PLACE SUBDIVISION UNIT 1 LOT 1A (REPLAT), 1.139 ACRES) (RACER CLASSIC CAR WASH) TO ALLOW OPEN CAR WASH BAYS FACING THE STREET. TAKE NECESSARY ACTION.

Attachments: [AIS Creative Alternative - 1376 S Main Street](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Site Plan- 2021-05-19](#)
[Att 4 - Landscape Plan- 2021-05-21](#)
[Att 5 - Perspective Views](#)
[Att 6 - Material and Signage Legend](#)
[Att 7 - Noise Information](#)

- 5.C. [2021-544](#) CONSIDER POD GENERAL DEVELOPMENT PLAN (GDP) FOR
ESPERANZA PHASES 3 & 4. TAKE NECESSARY ACTION.

Attachments: [AIS Esperanza Pod GDP Phases 3 and 4](#)
[Att 1- Aerial Map](#)
[Att 2 - 2021-06-04 - Esperanza GDP](#)

- 5.D. [2021-545](#) CONSIDER THE PRELIMINARY REPLAT FOR BOERNE NORTH
BUSINESS PARK LOT 2A, 10.48 ACRES, 1 NON-RESIDENTIAL LOT
(KAD NO. 19962, 19964, 19965, & 299569). TAKE NECESSARY
ACTION.

Attachments: [AIS Boerne North Busi Park Lot 2A Prelim Plat 20210607](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Preliminary Plat Boerne North Busi Pk Lot 2A](#)

- 5.E. [2021-546](#) CONSIDER A REQUEST FOR A VARIANCE TO THE SUBDIVISION
ORDINANCE, ARTICLE 3 PLANNING AND COMMUNITY DESIGN
STANDARDS, SECTION 3.04.004 B FOR A 2.241 ACRE TRACT
GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF
STATE HIGHWAY 46 AND COUGHRAN ROAD (KAD NO. 307594)
(UP ENGINEERING + SURVEYING)

Attachments: [AIS Big Country Driveway Variance 20210607](#)
[Att 1 - Aerial Map](#)
[Att 2 - Variance Application](#)
[Att 3 - Proposed SH46 Plan Set](#)
[Att 4 - Close up](#)

- 5.F. [2021-547](#) CONSIDER A REQUEST FOR A VARIANCE TO THE SUBDIVISION
ORDINANCE, ARTICLE 2, PROCEDURES, SECTION 2.02.003

NOTICE OF ADMINISTRATIVELY COMPLETE APPLICATION FOR SCENIC LOOP ROAD SUBDIVISION LOCATED AT SCENIC LOOP ROAD AND SOPHIA CIRCLE (KAD NO. 12225). TAKE NECESSARY ACTION.

Attachments: [AIS Scenic Loop Rd Subd Time Extension](#)
[Att 1- Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Request Time Extension](#)
[Att 4 - Scenic Loop Rd Subd Preliminary Plat Submittal Dec0519](#)

5.G. [2021-548](#) CONSIDER PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) INCLUDING BUT NOT LIMITED TO CITYWIDE REZONING, OVERLAY DISTRICTS AND DEVELOPMENT PROCESSES.

- I. STAFF PRESENTATION
- II. PUBLIC HEARING

Attachments: [Summary- June 2021](#)
[Downtown At-A-Glance Revised 6-4-21](#)
[Entrance Corridors At-A-Glance Revised 6-4-21](#)
[Heritage Corridors At-A-Glance Revised 6-4-21](#)
[Historic District At-A-Glance Revised 6-4-21](#)
[River Road At-A-Glance Revised 6-4-21](#)
[Scenic Interstate Corridor At-A-Glance Revised 6-4-21](#)

6. DISCUSSION ITEMS:

6.A. [2021-549](#) DISCUSSION REGARDING PARKING FOR 114 HERFF ROAD FOR A PROPOSED LAS PALAPAS (KEVIN LOVE).

Attachments: [AIS Discussion item - 114 Herff - Las Palapas](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Proposed site plan](#)

6.B. [2021-550](#) UPDATE ON THE DRAINAGE MASTER PLAN, DRAINAGE PROTECTION ZONE MAP AND DISCUSSION ON DRAINAGE IN GENERAL.

7. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

8. ADJOURNMENT

s/s Laura Haning

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 4th day of June,
2021 at 5:00 p.m.

s/s Heather Wood

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning and Community Development Department at 830-248-1501.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

MINUTES
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
447 North Main Street
Monday, May 3, 2021 – 6:00 p.m.

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF
MAY 3, 2021 AT 6:00 P.M.

PRESENT 7 - CHAIRMAN TIM BANNWOLF, COMMISSIONER PATRICK
COHOON, COMMISSIONER CHESNEY DUNNING, COMMISSIONER BILL
BIRD, COMMISSIONER LUCAS HILER, COMMISSIONER BOB CATES,
COMMISSIONER JOE ANZOLLITTO

STAFF PRESENT: MICK MCKAMIE, LAURA HANING, HEATHER WOOD,
BARRETT SQUIRES, REBECCA PACINI, SARA SERRA-BENNETT, RYAN BASS,
CHRISTOPHER SHADROCK, KRYSTAL BROWN, CHERYL ROGERS, MELISSA
ECKERT, JEFF CARROLL, ROBERT LEE

RECOGNIZED GUESTS: CARISSA COX, STEVEN GOMEZ HERRERA,
CHRISTINA RYRHOLM, BEN ELDREDGE, CHRIS CAVETT, AHMED
JAFFERALLY, ANTHONY DAVIS, MONTE MOORE, JOSHUA VALENTA, JUAN
RODRIGUEZ, KYLE HACKETT, JAMES SCHUEPBUEL, STEVE LEWIS, BRAD
CORWELL, SCHRUF,

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT
CODE: THE PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY
LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY
MATTER LISTED BELOW AS AUTHORIZED BY CHAPTER 551 TEXAS
GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 6:00 PM

Chairman Bannwolf called the Planning and Zoning Commission to order at 5:59 p.m.

Pledge of Allegiance to the United States Flag

Pledge of Allegiance to the Texas Flag

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. CONFLICTS OF INTEREST

Chairman Bannwolf declared a conflict with item 5.F.

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

Chairman Bannwolf opened public comments at 6:01 p.m.

Ahmed Jafferally, owner of Rapid Express Car Wash, spoke in opposition item 5.D. (Racer Car Wash).

Ben Eldredge, resident at 202 Shane Lane, spoke regarding his time serving on the Unified Development Code (hereinafter UDC) steering committee and the wide range of topics/concerns that were addressed with zoning being only one piece of code. He explained that open space requirements, dark sky and drainage regulations were all addressed, not only zoning classifications.

Chairman Bannwolf closed public comments at 6:06 p.m.

4. CONSENT AGENDA

- 4.A. [2021-403](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF APRIL 5, 2021.
- 4.B. [2021-404](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF APRIL 19, 2021.
- 4.C. [2021-405](#) THE AMENDED MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF MARCH 1, 2021.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER BIRD, TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 6- COMMISSIONER ANZOLLITTO, COMMISSIONER BIRD, COMMISSIONER CATES, COMMISSIONER DUNNING, COMMISSIONER COHOON, COMMISSIONER HILER

Approved: 6-0

5. REGULAR AGENDA:

- 5.A. [2021-406](#) TO CONSIDER THE PROPOSED REZONING OF 0.996 ACRES LOCATED BETWEEN 115 STAHL AND 400 ROSEWOOD (KAD NO. 63697) FROM B-2, HIGHWAY COMMERCIAL DISTRICT, TO R-3 HIGH-DENSITY RESIDENTIAL DISTRICT (JAY PARKER/ TROPHY PROPERTIES).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Ms. Sara Serra-Bennett, City Planner II., presented the proposed rezoning.

Chairman Bannwolf opened the public hearing at 6:10 p.m.

Anthony Davis, resident at 103 and 109 Stahl Street, spoke in opposition of the proposed rezoning and stated concerns with potential traffic and water issues if apartments were to be developed at this location.

Chairman Bannwolf closed the public hearing at 6:10 p.m.

Commission discussion ensued and clarified that the proposed development is for townhomes, not apartments and that usually there is an improvement in drainage during the development process.

Ms. Serra-Bennett clarified the process for development to include platting, drainage requirements and city engineer/project engineer involvement.

Cheryl Rogers, City Engineer, spoke regarding development requirements to provide a drainage study to show no adverse impact to neighbors and to provide detention.

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER ANZOLLITTO, TO APPROVE THE PROPOSED REZONING OF 0.996 ACRES LOCATED BETWEEN 115 STAHL AND 400 ROSEWOOD (KAD NO. 63697) FROM B-2, HIGHWAY COMMERCIAL DISTRICT, TO R-3 HIGH-DENSITY RESIDENTIAL DISTRICT (JAY PARKER/ TROPHY PROPERTIES). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 6- COMMISSIONER ANZOLLITTO, COMMISSIONER BIRD, COMMISSIONER CATES, COMMISSIONER DUNNING, COMMISSIONER COHOON, COMMISSIONER HILER

Approved: 6-0

- 5.B. [2021-407](#) TO CONSIDER THE PROPOSED REZONING OF 0.302 ACRES LOCATED AT 606 FREY STREET (KAD 18989) FROM R-1, MEDIUM-DENSITY RESIDENTIAL DISTRICT, TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT (JAMES S. SCHUEPBACK).

I. STAFF PRESENTATION

II. PUBLIC HEARING

III. MAKE RECOMMENDATION

Ms. Serra-Bennett presented the proposed rezoning and stated the only response received from public notification was from the property owner of this rezoning request.

Chairman Bannwolf opened the public hearing at 6:21 p.m.

No comments were received.

Chairman Bannwolf closed the public hearing at 6:21 p.m.

Commission discussion ensued regarding old and new (UDC) regulations as they relate to zoning and an O (Office) zoning on a property north of this site.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER DUNNING, TO APPROVE THE PROPOSED REZONING OF 0.302 ACRES LOCATED AT 606 FREY STREET (KAD 18989) FROM R-1, MEDIUM-DENSITY RESIDENTIAL DISTRICT, TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT (JAMES S. SCHUEPBACK). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 6- COMMISSIONER ANZOLLITTO, COMMISSIONER BIRD, COMMISSIONER CATES, COMMISSIONER DUNNING, COMMISSIONER COHOON, COMMISSIONER HILER

Approved: 6-0

- 5.C. [2021-408](#) UNTABLE THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 1376 SOUTH MAIN STREET (KAD NO. 42558, MENDER PLACE SUBDIVISION UNIT 1 LOT 1A (REPLAT), 1.139 ACRES) (RACER CLASSIC CAR WASH) TO ALLOW OPEN CAR WASH BAYS FACING THE STREET.

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER COHOON, TO UNTABLE THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 1376 SOUTH MAIN STREET (KAD NO. 42558, MENDER PLACE SUBDIVISION UNIT 1 LOT 1A (REPLAT), 1.139 ACRES) (RACER CLASSIC CAR WASH) TO ALLOW OPEN CAR WASH BAYS FACING THE STREET. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 6- COMMISSIONER ANZOLLITTO, COMMISSIONER BIRD,

COMMISSIONER CATES, COMMISSIONER DUNNING, COMMISSIONER COHOON, COMMISSIONER HILER

Approved: 6-0

- 5.D. [2021-409](#) CONSIDER THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 1376 SOUTH MAIN STREET (KAD NO. 42558, MENDER PLACE SUBDIVISION UNIT 1 LOT 1A (REPLAT), 1.139 ACRES) (RACER CLASSIC CAR WASH) TO ALLOW OPEN CAR WASH BAYS FACING THE STREET. TAKE NECESSARY ACTION.

Ms. Serra-Bennett presented the proposed creative alternative with new conceptual site plan and landscape plan.

Chairman Bannwolf opened public comments at 6:29 p.m.

Chris Cavett, representative with Racer Car Wash, made himself available for commission discussion.

Commission discussion included questions regarding changes made to the plan specific to landscaping/access point/walls in the design plan, anticipated hours of operation and drive-thru bays not being allowed in a South Boerne (SoBo) Overlay District. The Commission expressed concerns with noise, traffic flow, and safety issues with street traffic.

Commissioner Anzollitto expressed concerns with parking for vacuums and with traffic flow coming out of Christus Parkway onto Main Street.

Commissioner Hiler expressed concerns with proposed entrance blocking traffic at corner of Christus Parkway and Main Street, noise, cars safely exiting the area, and this specific location for a carwash.

Commissioner Cohoon expressed concerns with only one access point, traffic/safety issues with this corner lot, landscape plans appropriately shielding parking, this site being a probable high traffic area, and traffic through the entrance corridor.

Ms. Laura Haning, Director of Planning and Community Development, explained that the SoBo Overlay District allows creative alternatives so businesses can create a plan to address any concerns and it does allow drive-thru bays depending on how they sit on the lot.

Mr. Cavett explained that the expected operating hours are generally 7:30 a.m. - 8:00 p.m. in the summer and 7:00 a.m. - 7:00 p.m. in the winter, but they differ amongst locations and they are flexible.

Commissioner Cates expressed appreciation to Mr. Cavett for working with staff to improve landscaping.

Commissioner Cohoon had specific questions as to what exact changes were made to the landscape plan to address the visual appearance of this site and noise mitigation.

Mr. Ryan Bass, City Environmental Planner/Urban Forester, spoke regarding his involvement with the landscape plan in the new design. He explained that Racer Car Wash was willing to work with him to develop a new plan to include more drought tolerant/heat resistant shrubs and trees that are a more native blend to the Texas Hill Country environment. He described how the plan should yield street level screening in approximately two years and breakup the visibility of the building structure in closer to ten years.

Commissioner Anzillitto questioned if a Traffic Impact Analysis (TIA) would require a visible change to the landscape plan specific to the proposed wall at the entrance that exposes the bay to Main Street.

Mr. Jeff Carroll spoke stating a TIA will be required as part of the building permit process and if it results in trips that exceed 50 in a peak hour, then a right or left turn lane could be required. He addressed the existing driveway that was built to line up with an existing structure and not an ideal location for an intersection.

Ms. Haning explained that the plan includes a low, three foot decorative

wall that will be for screening the parking not the structure itself and is an attempt to screen the bays as well.

Commissioner Dunning shared some of the same Commission concerns.

A MOTION WAS MADE BY COMMISSIONER ANZOLLITTO, SECONDED BY COMMISSIONER HILER, TO DENY THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 1376 SOUTH MAIN STREET (KAD NO. 42558, MENDER PLACE SUBDIVISION UNIT 1 LOT 1A (REPLAT), 1.139 ACRES) (RACER CLASSIC CAR WASH) TO ALLOW OPEN CAR WASH BAYS FACING THE STREET. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 6- COMMISSIONER ANZOLLITTO, COMMISSIONER BIRD, COMMISSIONER CATES, COMMISSIONER DUNNING, COMMISSIONER COHOON, COMMISSIONER HILER

Approved: 6-0

- 5.E. [2021-410](#) CONSIDER THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 33565 INTERSTATE HIGHWAY 10 (KAD 15876, A10441 SURVEY 183 J SMALL, 0.829 ACRES) (CHAD CARPENTER) TO ALLOW MORE THAN 15% OF THE PARKING IN FRONT OF THE BUILDING. TAKE NECESSARY ACTION.

Ms. Sara Serra-Bennett presented the proposed creative alternative.

Chairman Bannwolf opened the public hearing at 7:07 p.m.

No comments were received.

Chairman Bannwolf closed the public hearing at 7:07 p.m.

Commission discussion ensued regarding parking/screening parking lot, landscaping requirements, design criteria, the process of platting and concerns with placement of dumpster.

Chairman Bannwolf questioned the plan showing an easement under the proposed building.

Cheryl Rogers spoke regarding sanitary control easements only dictating sewer mains and septic running through the easements. She stated that it does not impact where the building could go but she would have to verify TCEQ (Texas Commission on Environmental Quality) code.

A MOTION WAS MADE BY COMMISSIONER BIRD, SECONDED BY COMMISSIONER DUNNING, TO TABLE, PENDING RESUBMITTAL OF NEW PLAN ADDRESSING CONCERNS OF DUMPSTER PLACEMENT AND SCREENING, THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 33565 INTERSTATE HIGHWAY 10 (KAD 15876, A10441 SURVEY 183 J SMALL, 0.829 ACRES) (CHAD CARPENTER) TO ALLOW MORE THAN 15% OF THE PARKING IN FRONT OF THE BUILDING. TAKE NECESSARY ACTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 6- COMMISSIONER ANZOLLITTO, COMMISSIONER BIRD, COMMISSIONER CATES, COMMISSIONER DUNNING, COMMISSIONER COHOON, COMMISSIONER HILER

Approved: 6-0

- 5.F.** [2021-411](#) CONSIDER POD GENERAL DEVELOPMENT PLAN (GDP) FOR ESPERANZA SF-8, SF-9, AND SF-10. TAKE NECESSARY ACTION

Chairman Bannwolf recused himself from item 5.F. and left the dais at 7:17 p.m. Commissioner Cohoon assumed the Chair.

Ms. Rebecca Pacini, City Planner III, presented the proposed Plan of Development General Development Plan (Pod GPD). She stated that the Pod GPD SF-8, SF-9, SF-10 adheres to the GDP as approved by Council.

Commissioner Cohoon opened public comments at 7:19 p.m.

No comments were received.

Commissioner Cohoon closed public comments at 7:19 p.m.

Commissioner Anzollitto had questions regarding lot size and number of lots decreasing.

Ms. Pacini clarified that this plan includes an amenity center/open space lot, that was previously dedicated to homes, which now reflects the increase in open space.

A MOTION WAS MADE BY COMMISSIONER DUNNING, SECONDED BY COMMISSIONER HILER, TO APPROVE THE POD GENERAL DEVELOPMENT PLAN (GDP) FOR ESPERANZA SF-8, SF-9, AND SF-10. TAKE NECESSARY ACTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 6- COMMISSIONER ANZOLLITTO, COMMISSIONER BIRD, COMMISSIONER CATES, COMMISSIONER DUNNING, COMMISSIONER COHOON, COMMISSIONER HILER

Approved: 6-0

Chairman Bannwolf returned to the dais at 7:21 p.m. and assumed the Chair.

5.G. [2021-412](#) CONSIDER THE PRELIMINARY PLAT FOR BIRCH AT SPENCER RANCH PHASE 2, 19.41 ACRES, 72 RESIDENTIAL LOTS, 3 OPEN SPACE LOT, AND 3.57 ACRES OF RIGHT-OF-WAY (KAD NO. 14916, 63687, 152739). TAKE NECESSARY ACTION

Ms. Pacini presented the proposed Preliminary Plat. She stated that the plat does not meet all the requirements of the subdivision ordinance and it is not in compliance with Article 5, Section 11, of the Subdivision Ordinance.

Commission discussion ensued regarding a Development Agreement with the owners of the property and the City to address concerns with funding for maintenance of private streets. Covenants, Conditions, and

Restrictions (CCRs) were also discussed as they relate to the preliminary plat and final plat process.

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER DUNNING, TO DENY THE PRELIMINARY PLAT FOR BIRCH AT SPENCER RANCH PHASE 2, 19.41 ACRES, 72 RESIDENTIAL LOTS, 3 OPEN SPACE LOT, AND 3.57 ACRES OF RIGHT-OF-WAY (KAD NO. 14916, 63687, 152739) WITH THE CONDITION AS PRESENTED.

AFTER FURTHER COMMISSION DISCUSSION COMMISSIONER DUNNING RESCINDED HER MOTION TO SECOND.

COMMISSIONER BIRD THEN SECONDED THE MOTION.

THE MOTION FAILED BY THE FOLLOWING VOTE:

YEA: 3- COMMISSIONER CATES, COMMISSIONER BIRD, COMMISSIONER HILER

NAY: 3 - COMMISSIONER DUNNING, COMMISSIONER COHOON, COMMISSIONER ANZOLITTO

TIE BREAKER VOTE: NAY 1- Chairman Bannwolf

Motion Failed: 3-4

Commission discussion continued regarding a conditional approval with CCRs being approved by the City Manager and filed with the Kendall County Clerk prior to final plat.

Josh Valenta, 217 Sparkling Springs, representative of the development, spoke regarding the DA in the works with the City and clarified that CCRs will be seen with final plat.

Mick McKamey, Associate City Attorney, explained that the Commission must act within 30 days of the plat submittal and they must give a

reason.

Ms. Haning explained that the conditional approval will allow the applicant to turn in infrastructure documents but they will still have to address the CCRs.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER DUNNING, TO APPROVE THE PRELIMINARY PLAT FOR BIRCH AT SPENCER RANCH PHASE 2, 19.41 ACRES, 72 RESIDENTIAL LOTS, 3 OPEN SPACE LOT, AND 3.57 ACRES OF RIGHT-OF-WAY (KAD NO. 14916, 63687, 152739) WITH THE CONDITION AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

YEA: 5- COMMISSIONER ANZOLLITTO, COMMISSIONER BIRD, COMMISSIONER DUNNING, COMMISSIONER COHOON, COMMISSIONER HILER

NAY: 1- COMMISSIONER CATES

Approved: 5-1

- 5.H. [2021-414](#) TO CONSIDER PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) INCLUDING BUT NOT LIMITED TO CITYWIDE REZONING, OVERLAY DISTRICTS AND DEVELOPMENT PROCESSES.

I. STAFF PRESENTATION

II. PUBLIC HEARING

Ms. Haning gave an update on the City's public outreach efforts regarding the UDC, the subcommittee's involvement, and revisions/added definitions.

Chairman Bannwolf opened the public hearing at 7:51 p.m.

Steven Herrera, property owner of 902 River Road, spoke regarding concerns with deadlines for submitting plans, setbacks, impact

fees/other related fees and the City's website not being user friendly.

Josh Valenta spoke regarding UDC terminology to the public. He stated that using "Zoning Update" may have been more effective than "UDC Update".

Chairman Bannwolf closed the public hearing at 8:07 p.m.

Ms. Carissa Cox, Planner with Mosaic, gave a status update on existing and modified definitions.

6. DISCUSSION ITEMS:

- 6.A. [2021-415](#) AN OVERVIEW OF THE PROPOSED AMENDMENTS TO THE CITY OF BOERNE UDC TREE PRESERVATION PRESENTED BY RYAN BASS, ENVIRONMENTAL PLANNER AND URBAN FORESTER.

Ryan Bass gave an update on the tree preservation plan/ordinances in the new UDC to include tree/root protection zones and discussed enforcement process for possible violations.

- 6.B. [2021-418](#) HOLIDAY CONFLICTS WITH REGULAR SCHEDULED PLANNING AND ZONING COMMISSION MEETINGS.

Due to two recognized City Holidays falling on regular Planning and Zoning Commission meeting dates, the Commission decided on the following:

July 5, 2021 regular scheduled meeting will be held on July 12, 2021 at 6:00 p.m.

September 6, 2021 regular scheduled meeting will be held on August 30, 2021 at 6:00 p.m.

7. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE:

Chairman Bannwolf convened the Planning and Zoning Commission into Executive Session at 8:35 p.m. Discussion began at 8:39 p.m. and ended at 8:48 p.m.

- 7.A. [2021-419](#) SECTIONS 551.071 - CONSULTATION WITH ATTORNEY
REGARDING LEGAL MATTERS RELATED TO THE ADOPTION OF THE
UNIFIED DEVELOPMENT CODE.

8. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION RELATED TO
THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

Chairman Bannwolf reconvened the Planning and Zoning Commission
into Open Session at 8:50 p.m.

9. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action
may take place

Ms. Haning reminded the Commission of a cyber security training that
must be completed by May 28, 2021.

10. ADJOURNMENT

Chairman Bannwolf adjourned the Planning and Zoning Commission at
8:50 p.m.

THE CITY OF BOERNE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO
ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY OF THE MATTERS
LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071
(CONSULTATION WITH ATTORNEY).

Chairman

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 30th day of April,
2021 at 5:00 p.m.

Secretary

MINUTES
SPECIAL CALLED PLANNING AND ZONING COMMISSION WORKSHOP
BOERNE CITY HALL
447 North Main Street
Monday, May 10, 2021 – 6:00 p.m.

MINUTES OF THE SPECIAL CALLED PLANNING AND ZONING COMMISSION
MEETING OF MAY 10, 2021 AT 6:00 P.M.

PRESENT 5 - CHAIRMAN TIM BANNWOLF, COMMISSIONER CHESNEY
DUNNING, COMMISSIONER BILL BIRD, COMMISSIONER LUCAS HILER,
COMMISSIONER BOB CATES

LATE 1- COMMISSIONER PATRICK COHOON

ABSENT 1- COMMISSIONER ANZOLLITTO

STAFF PRESENT: BARBARA QUIRK, LAURA HANING, HEATHER WOOD,
ANTONY MOY, REBECCA PACINI, SARA SERRA-BENNETT

REGISTERED/RECOGNIZED GUESTS: CARISSA COX, JACK SHORT, JOHN
FRIESENHAHN, CHAD CARPENTER, LARRY LESTER, LYNN ENGSTROM

1. CALL TO ORDER – 6:00 PM

Chairman Bannwolf called the Planning and Zoning Commission to order
at 6:00 p.m.

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE
PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO
EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS
AUTHORIZED BY CHAPTER 551 CODE §551.071 (CONSULTATION WITH ATTORNEY)

Pledge of Allegiance to the United States Flag

Pledge of Allegiance to the Texas Flag

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

Chairman Bannwolf opened public comments at 6:02 p.m.

John Friesenhahn, resident at 106 Fabra Street and business owner of Imagine Homes, spoke regarding concerns with several of his projects being stuck in the middle of old regulations and proposed new regulations in the Unified Development Code (UDC). He also voiced concerns with the City's determination of an existing oak tree (that could possibly die) that has prevented his plan to extend Hosack Street across School Street.

Commissioner Cohoon arrived at 6:06 p.m.

Chairman Bannwolf closed public comments at 6:10 p.m.

3. [2021-457](#) CONSIDER MOTION TO AMEND ACTION TAKEN ON MAY 3RD TABLING CONSIDERATION OF THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 33565 INTERSTATE HIGHWAY 10 (KAD 15876, A10441 SURVEY 183 J SMALL, 0.829 ACRES) (CHAD CARPENTER) TO ORDER THAT THE CREATIVE ALTERNATIVE ITEM BE TAKEN UP FOR CONSIDERATION ON MAY 10, 2021. TAKE NECESSARY ACTION.

Ms. Barbara Quirk clarified the appropriate motion to amend an action taken on May 3rd, 2021.

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER BIRD, TO AMEND ACTION TAKEN ON MAY 3RD TABLING CONSIDERATION OF THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 33565 INTERSTATE HIGHWAY 10 (KAD 15876,

A10441 SURVEY 183 J SMALL, 0.829 ACRES) (CHAD CARPENTER) TO ORDER THAT THE CREATIVE ALTERNATIVE ITEM BE TAKEN UP FOR CONSIDERATION ON MAY 10, 2021. THE MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

YEA: 5- COMMISSIONER CATES, COMMISSIONER BIRD, COMMISSIONER HILER, COMMISSIONER DUNNING, COMMISSIONER COHOON

NAY: 0

Approved: 5-0

4. [2021-458](#) CONSIDER THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 33565 INTERSTATE HIGHWAY 10 (KAD 15876, A10441 SURVEY 183 J SMALL, 0.829 ACRES) (CHAD CARPENTER) TO ALLOW MORE THAN 15% OF THE PARKING IN FRONT OF THE BUILDING. TAKE NECESSARY ACTION.

Ms. Haning, Director of Planning and Community Development, presented the proposed creative alternative.

Mr. Chad Carpenter, developer of the proposed creative alternative, spoke regarding the placement of the building, the redesigned plan to move the dumpster to back left of site, and engineering costs he has endured since being annexed into the city. He expressed concerns with his plan being delayed due to being tabled at the last meeting, and the difficulties small businesses face when trying to develop with limited resources for all of the city's regulations.

Commissioner Bird expressed appreciation for Mr. Carpenter's flexibility in moving the dumpster on the plan.

Commissioner Dunning questioned the distance from the placement of the dumpster to the property next door.

Ms. Haning clarified that there is currently nothing developed on the property next door.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER BIRD, TO APPROVE THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 33565 INTERSTATE HIGHWAY 10 (KAD 15876, A10441 SURVEY 183 J SMALL, 0.829 ACRES) (CHAD CARPENTER) TO ALLOW MORE THAN 15% OF THE PARKING IN FRONT OF THE BUILDING. THE MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

YEA: 5- COMMISSIONER CATES, COMMISSIONER BIRD, COMMISSIONER HILER, COMMISSIONER DUNNING, COMMISSIONER COHOON

NAY: 0

Approved: 5-0

5. [2021-459](#) DISCUSSION REGARDING THE REVISED CITYWIDE ZONING MAP AND THE UNIFIED DEVELOPMENT CODE (UDC) CHAPTERS 1-9 TO SPECIFICALLY INCLUDE THE ZONING TABLE OF USES AND THE OVERLAY DISTRICTS.

Ms. Haning gave an update on UDC public notifications/community outreach efforts to date. She explained that all documents related to the UDC are now online for the public review process and reviewed the UDC project timeline.

Carissa Cox, Planner with Mosaic, explained base zoning and overlay categories, gave an update on the process of amendments to codes and overlays, and reviewed the Overlay Districts At-A-Glance sheets and zoning map.

Commission discussion topics included overlay districts, public input and subcommittee comments that are being considered with UDC modifications, non-conforming uses, commercial uses, zoning interactive map, and Special Use Permits (SUPs).

Chairman Bannwolf opened public comments at 7:41 p.m.

Jack Short shared his appreciation to the Commission for extra meetings that were held for the UDC. He had a question regarding the River Road overlay specific to the setbacks changing and when they will be updated on the website.

Ms. Haning clarified setback changes in the River Road overlay are now on the website.

Ms. Lynne Engstrom spoke expressing her interest in the UDC process and local government. She also expressed concerns with the clarity of zoning maps that are online.

6. ADJOURNMENT

Chairman Bannwolf adjourned the Planning and Zoning Commission at 7:47 p.m.

THE CITY OF BOERNE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY).

Chairman

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 7th day of May, 2021 at 5:20 p.m.

Secretary

MINUTES
Open House
Unified Development Code/Zoning Updates
Kronkosky Place
17 Old San Antonio Road
Monday, May 24, 2021 – 5:30 p.m. - 7:30 p.m.

MINUTES OF THE SPECIAL CALLED OPEN HOUSE OF MAY 24, 2021 AT 5:30 P.M.

PRESENT 7 - CHAIRMAN TIM BANNWOLF, COMMISSIONER CHESNEY DUNNING, COMMISSIONER BILL BIRD, COMMISSIONER LUCAS HILER, COMMISSIONER PATRICK COHOON, COMMISSIONER ANZOLLITTO, COMMISSIONER BOB CATES

STAFF PRESENT: BEN THATCHER, JEFF THOMPSON, CHRIS SHADROCK, LAURA HANING, HEATHER WOOD, KRYSTAL BROWN, REBECCA PACINI, SARA SERRA-BENNETT, RYAN BASS, MIKE RAUTE, VERONIKA VASQUEZ, JEFF CARROLL, MELISSA ECKERT

REGISTERED/RECOGNIZED GUESTS: CARISSA COX, JOHN, ABEL GUTIERREZ, PATRICIA GUTIERREZ, RUSSELL DAY, CYNTHIA DAY, TOM PETERSON, VIN PATEL, LOU HUGMAN, HENRY ACOSTA, HILARY HARPER, NANCYE DRUKKER, POLLY HAGEE, JERRY HAGEE, STEPHEN STEIN, SALLY CABRERA, RON RACINOWSKI, TOM, KARTRUDE, PHYLLIS BAACKE, JONATHON COLLINS, JASON SCHWAB, JIM MARTENSEN, LYNNE MARTENSEN, YOLANDA DODDATO, CYNTHIA FAUDER, LINDA DELAFUENTE, JEAN WHODES, DAVID WATKINS, LEON BRIMHALL, NANCY MCLARRY, JOE GREER, MARGARET LANDRUM, SKIPPER NELSON, ZACK FELLER, KAREN LYND, JEANNE BUCHANAN, PAULA WELLS, KEITH WILSON, DEBRA BIRD, STEVE BEACH, MARTHA BAEZ, RAMON BAEZ, PEGGY KIPP, DIAMON KEMP, PATTI MAINZ, BRYCE BODDIE, GUY SANDERS, WAYNE SEEWALD, ROB ZIEGLER, ELIZABETH RAMIREZ, JIM BRUNERR, NATALIE JOHNSON, CARLIN FRIAR, SUSAN FRIAR, FRANK HAKSPEIL, KATHY RUDKIN, KURT RUDKIN, JOSHUA LAWSON, ANN DIETERT, BRIAN CARTWRIGHT, BEN ELDREDGE,

JUDY JOSEPH, ROBERT IMLER, CHARLIE RIDDLE, JOSHUA VALENTA, JOSH PETERSON, LEE BOWERS, CINDY BOWERS, JOSHUA JACOBS, JACK SHORT, DENISE MAZAL, JIMMY MAZAL, EVA SCHRUF, GERHARD SCHRUF, STEVEN HERRERA, KIRK RIGGS, KEVIN STRINGER, LES HUFFMAN, TAMMY KLOBEDANS, DAVID KLOBEDANS, KATHERINE FAUT, NINA WOOLARD, BETSY SUELTFUSS, KAY OCHOA, TOM GLEASON, LYNNESE GRAVES, TOM RODRIGUEZ, TOM DASHIELL, TONI ANNE DASHIELL, CONNIE CARLEY, MELVIN CARLEY JR., JONATHON PIPER, CHRISTINE JACOBS

A quorum of the Planning and Zoning Commission of Boerne may be present at the Unified Development Code/Zoning Updates Open House at 5:30 PM on Monday May 24, 2021. No official City action will be taken.

For additional information on any item on this agenda, please call 830-248-1501.


No action taken.

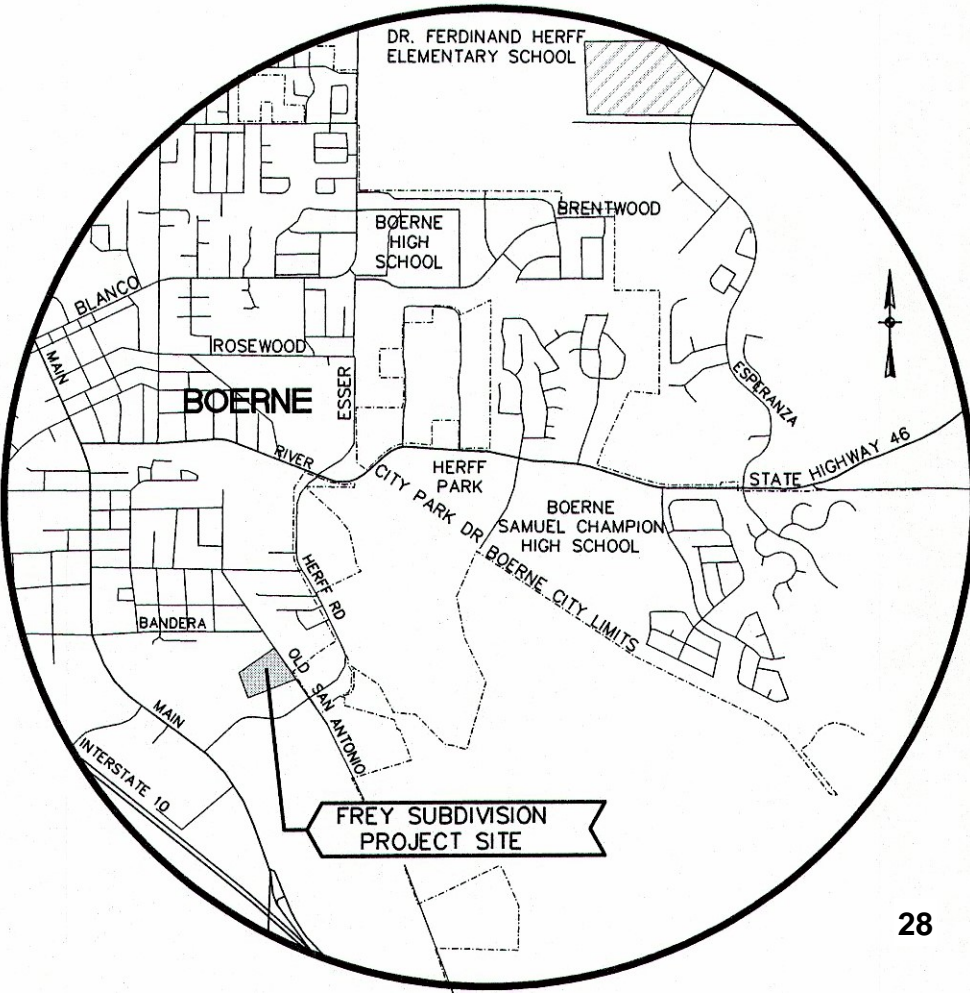
Chairman

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 21st day of May,
2021 at 3:00 p.m.

Secretary

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;">District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Boddie</p> <p><input checked="" type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>		
Agenda Date	<i>June 7, 2021</i>		
Requested Action	<p>CONDITIONAL APPROVAL FOR THE FINAL PLAT FOR FREYSTADT SUBDIVISION, 1.546 ACRES, 2 NONRESIDENTIAL LOTS AND 0.038 ACRES OF RIGHT-OF-WAY (KAD NO. 18975) LOCATED AT 614 FREY STREET AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE</p>		
Contact Person	<p>Rebecca Pacini, AICP, Planner III, Planning and Community Development Department</p>		
Background Information	<p>This is the final plat for Freystadt Subdivision. The final plat consists of 2 non-residential lots and 0.038 acres of right-of-way, on 1.546 acres. It adheres to the preliminary plat that was approved December 7, 2020.</p> <p>The plat meets all the requirements of the subdivision ordinance.</p>		
Item Justification	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><input checked="" type="checkbox"/> Legal/Regulatory Obligation</p> <p><input type="checkbox"/> Reduce Costs</p> <p><input type="checkbox"/> Increase Revenue</p> <p><input type="checkbox"/> Drive Down Risk</p> <p><input type="checkbox"/> Master Plan Recommendation</p> </td> <td style="width: 50%; vertical-align: top;"> <p><input type="checkbox"/> Infrastructure Investment</p> <p><input checked="" type="checkbox"/> Customer Demand</p> <p><input type="checkbox"/> Service Enhancement</p> <p><input type="checkbox"/> Process Efficiency</p> <p><input type="checkbox"/> Other:</p> </td> </tr> </table>	<p><input checked="" type="checkbox"/> Legal/Regulatory Obligation</p> <p><input type="checkbox"/> Reduce Costs</p> <p><input type="checkbox"/> Increase Revenue</p> <p><input type="checkbox"/> Drive Down Risk</p> <p><input type="checkbox"/> Master Plan Recommendation</p>	<p><input type="checkbox"/> Infrastructure Investment</p> <p><input checked="" type="checkbox"/> Customer Demand</p> <p><input type="checkbox"/> Service Enhancement</p> <p><input type="checkbox"/> Process Efficiency</p> <p><input type="checkbox"/> Other:</p>
<p><input checked="" type="checkbox"/> Legal/Regulatory Obligation</p> <p><input type="checkbox"/> Reduce Costs</p> <p><input type="checkbox"/> Increase Revenue</p> <p><input type="checkbox"/> Drive Down Risk</p> <p><input type="checkbox"/> Master Plan Recommendation</p>	<p><input type="checkbox"/> Infrastructure Investment</p> <p><input checked="" type="checkbox"/> Customer Demand</p> <p><input type="checkbox"/> Service Enhancement</p> <p><input type="checkbox"/> Process Efficiency</p> <p><input type="checkbox"/> Other:</p>		
Financial Considerations			
Citizen Input/Board Review			
Legal Review			
Alternative Options			
Supporting Documents	<p>Attached maps and plat.</p>		



AERIAL MAP 614 FREY STREET



Legend

 Subject Property

0 0.015 0.03 0.06 0.09 0.12 0.15 Miles **29**

STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE.

LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____,
_____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, _____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NAME OF OWNER AND ADDRESS

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
_____ DAY OF _____, _____.

NOTARY PUBLIC
KENDALL COUNTY, TEXAS.

FINAL PLAT ESTABLISHING FREYSTADT SUBDIVISION

BEING 1.546 ACRES OF LAND IN THE JOHN SMALL SURVEY NO. 183 ABSTRACT 441, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 1.548 ACRES OF LAND CONVEYED TO CINAR INTERIORS, INC., A TEXAS CORPORATION AS DESCRIBED IN VOLUME 1541, PAGES 730-733, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, KENDALL COUNTY, TEXAS.

OWNER:
VISTING ANGELS
124 E. BANDERA ROAD #406
BOERNE, TEXAS 78006
PH: (830) 331-8496
CONTACT: JON MILLER
OWNER/DIRECTOR
EMAIL: jonmiller8@gmail.com

SURVEYOR:
DONNIE BOERNER SURVEYING CO. L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
REGISTRATION #5207 FIRM NO. 10193963
PH: (830) 377-2492
CONTACT: DONNIE BOERNER, R.P.L.S.
EMAIL: donnie@boernersurveying.com

D O N D U R D E N , I N C
d.b.a. CIVIL ENGINEERING CONSULTANTS
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214



E0643700(1 of 2).DWG

EASEMENT NOTES

ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE OF THE DRAINAGE SYSTEM WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY OR MAY REASONBLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

1. THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR PART OF THE EASEMENT FOR ANY PURPOSE, WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT.
2. THE GRANTEE SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE GRANTEE'S USUAL AND CUSTOMARY PRACTICES.
3. THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENTS

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S, ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE OF THE UTILITIES WITHIN THE EASEMENT, THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR THE PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE UTILITIES, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S USUAL AND CUSTOMARY PRACTICES.

OPEN SPACE

INSTALLATION OF POTABLE WATER AND WASTEWATER SERVICES TO OPEN SPACE LOTS MAY BE PERFORMED BY THE DEVELOPER, AT HIS/HER OPTION, AS PART OF THE OVERALL INFRASTRUCTURE DESIGN/CONSTRUCTION PROCESSES BASED UPON THE NEED FOR THOSE SERVICES ON INDIVIDUAL LOTS. IF POTABLE WATER OR WASTEWATER SERVICE ARE NOT INITIALLY INSTALLED BUT ARE DESIRED SUBSEQUENT TO THE SUBDIVISION INFRASTRUCTURE DEVELOPMENT, THE SERVICE APPLICANT SHALL BE FINANCIALLY RESPONSIBLE FOR THE ENTIRETY OF THE DESIGN AND INSTALLATION COSTS FOR THESE SERVICES. IN SOME INSTANCES, THIS WORK MAY ALSO INCLUDE THE EXTENSION OF UTILITY MAINS TO PROPERLY LOCATE THE DESIRED UTILITY SERVICES.

PLAT NOTES

SETBACK NOTES:

SETBACKS IN THE CITY LIMITS: LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT AND BASED ON ZONING/LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OR A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

FENCE NOTES:

GATES ACROSS EASEMENT: DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

OBSTRUCTION OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

LANDSCAPE NOTE:

RESIDENTIAL LOTS IN EXCESS OF 12,500 SQUARE FEET SHALL ONLY IRRIGATE THE AREA THAT LIES WITHIN 75 FEET OF THE MAIN RESIDENCE. TURF GRASSES SHALL BE LIMITED TO ZOYSIA, BUFFALO OR BERMUDA GRASSES OR OTHER GRASSES APPROVED BY THE CITY MANAGER OR HIS OR HER DESIGNATED REPRESENTATIVE. (ORD. NO. 2004-20). XERISCAPING IS PERMITTED AS DESCRIBED IN THE CITY OF BOERNE ZONING ORDINANCE, ARTICL 3, SECTION 3.07.003D..

SIDEWALK NOTES:

AT SUCH TIME AS A LOT IS DEVELOPED, A FIVE-FOOT WIDE (SUBSTITUTE LARGER WHERE REQUIRED) REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EACH LOT WHERE THE LOT ABUTS PUBLIC OR PRIVATE STREET.

IMPACT FEE ASSESSMENT:

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 2019-56, SECTION 1.10(5).

TAX CERTIFICATE:

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT _____, KENDALL COUNTY OFFICIAL RECORDS.

HERITAGE LEGACY TREE:

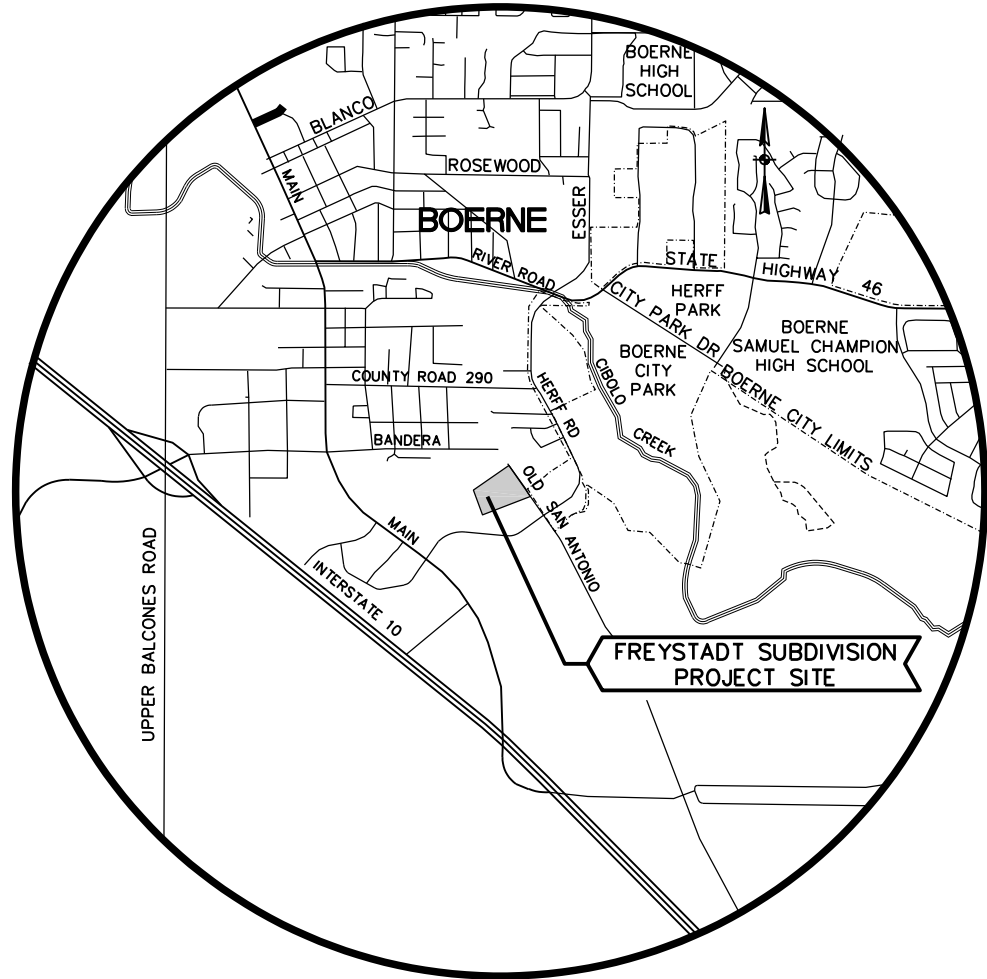
THERE ARE 9 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THE PLAT.

GRID STREET SETBACKS

LOTS ON GRID NETWORK STREETS HAVE VARYING SETBACKS AS DEFINED IN THE ORDINANCE.

PLAT SUMMARY:

TWO (2) NON-RESIDENTIAL LOTS



LOCATION MAP

NOT TO SCALE

NOTES:

1. 1.546 TOTAL ACRES WITH 2 LOTS.
LOT 1 (0.275 ACRES)
LOT 2 (1.233 ACRES)
6 FOOT R.O.W. DEDICATION (0.038 ACRES)
2. NO PART OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
3. TOTAL OPEN SPACE PROVIDED SHALL BE 5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE DEDICATED TO VEHICLE ACCESS AND PARKING ON EACH LOT.

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD'83.

SMALLEST LOT:

BEING LOT 1 AND CONSISTING OF 0.275 ACRES.

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, County Clerk of said county, do hereby

certify that the foregoing instrument of writing with this certificate of

authentication was filed for record in my office the ____ day of

_____ A.D. 202__ at _____ m. in the plat records of

said county in Document No. _____.

Tax Certificate Affidavit filed this date in Document No. _____, Kendall

County Official Records. In testimony, whereof, witness my hand and official seal

of office, this ____ day of _____ A.D. 202__.

County Clerk
Kendall County, Texas

By: _____
Deputy

APPROVAL OF THE PLANNING AND ZONING COMMISSION:

FREYSTADT SUBDIVISION FINAL PLAT _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, A.D., 2020 .

By: _____
CHAIR

By: _____
SECRETARY

DOC # _____

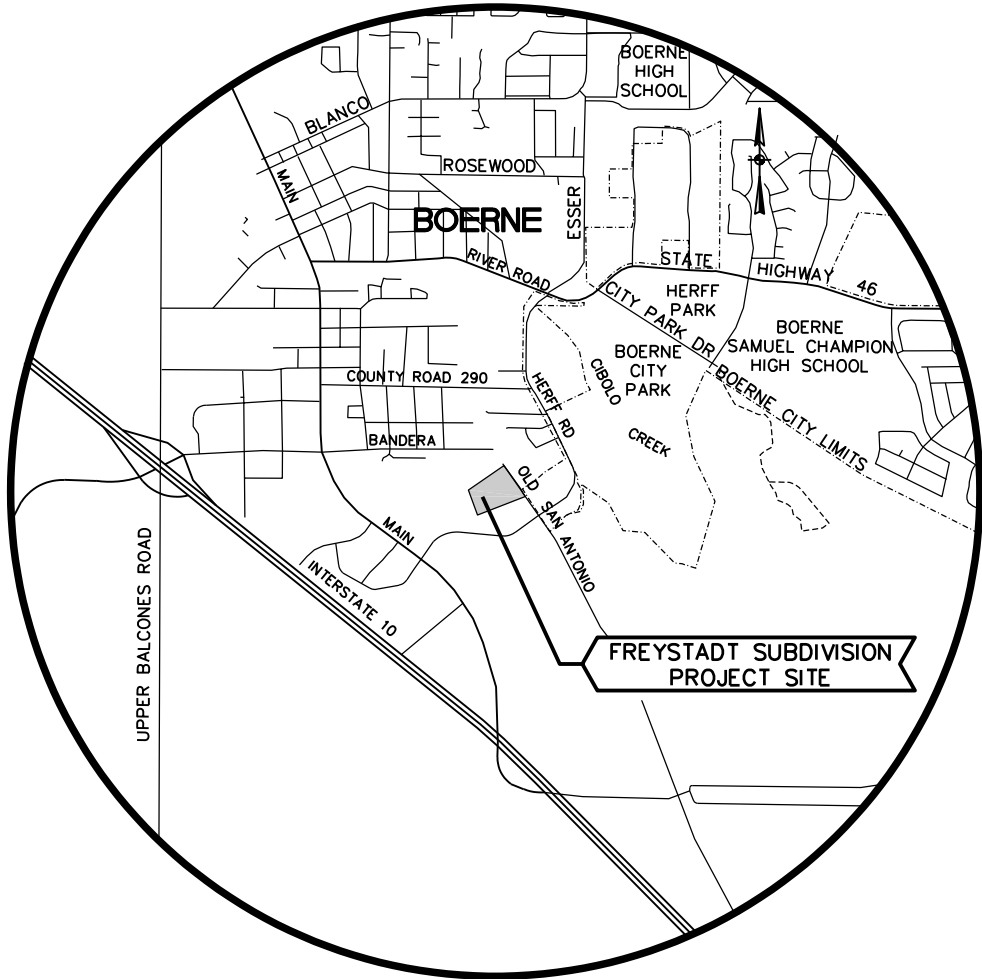
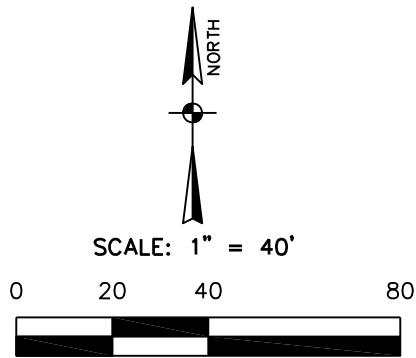
FINAL PLAT

JUNE 2020

SHEET 1 OF 2

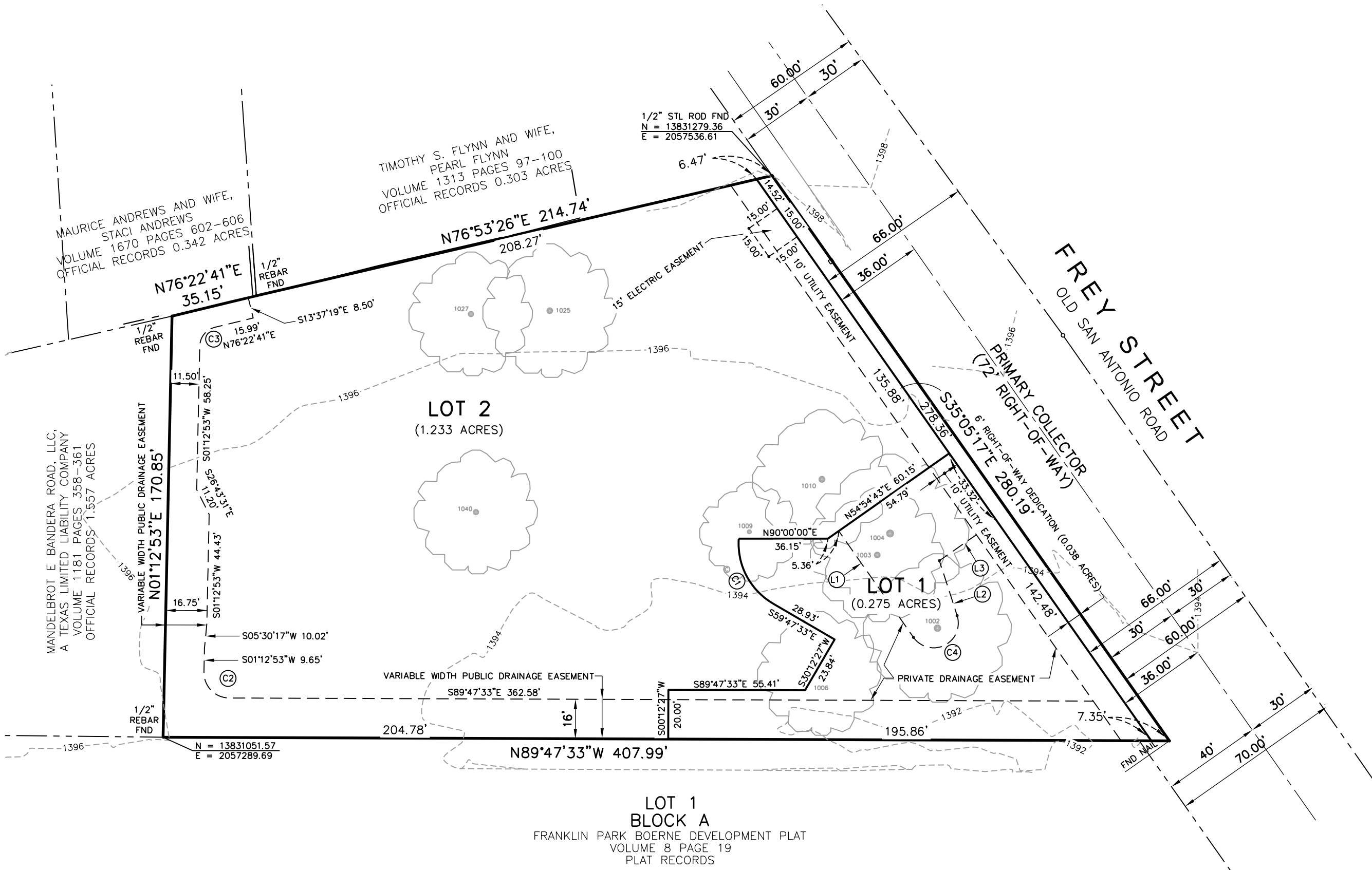
CURVE TABLE						
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	63°58'20"	28.12'	17.49'	31.39'	S27°48'23"E	29.79'
C2	91°00'26"	10.26'	10.44'	16.30'	N44°17'20"W	14.65'
C3	75°09'48"	8.00'	6.16'	10.49'	N38°47'47"E	9.76'
C4	162°47'51"	10.00'	66.11'	28.41'	N63°30'48"E	19.78'

LINE TABLE		
LINE	LENGTH	BEARING
L1	52.74'	S35°05'17"E
L2	23.42'	N17°53'08"W
L3	28.30'	N54°54'43"E



LOCATION MAP
NOT TO SCALE

- LEGEND:
- LOT LINE
 - EASEMENT AS NOTED
 - CENTERLINE OF RIGHT-OF-WAY
 - EXISTING CONTOURS



FINAL PLAT ESTABLISHING
FREYSTADT SUBDIVISION

BEING 1.546 ACRES OF LAND IN THE JOHN SMALL SURVEY NO. 183 ABSTRACT 441, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 1.548 ACRES OF LAND CONVEYED TO CINAR INTERIORS, INC., A TEXAS CORPORATION AS DESCRIBED IN VOLUME 1541, PAGES 730-733, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, KENDALL COUNTY, TEXAS.

OWNER:
VISTING ANGELS
124 E. BANDERA ROAD #406
BOERNE, TEXAS 78006
PH: (830) 331-8496
CONTACT: JON MILLER
OWNER/DIRECTOR
EMAIL: jonmiller8@gmail.com

CIVIL ENGINEER:
CIVIL ENGINEERING CONSULTANTS
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
REGISTRATION #F-2214
PH: (210) 641-9999
CONTACT: PAUL MATHIS, P.E.
EMAIL: pmathis@cectexas.com

SURVEYOR:
DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
REGISTRATION #5207 FIRM NO. 10193963
PH: (830) 377-2492
CONTACT: DONNIE BOERNER, R.P.L.S.
EMAIL: donnie@boernersurveying.com

TREE TABULATION TABLE:

NUMBER	DIAMETER	CIRCUMFERENCE	SPECIES	LEGACY TREE	STANDARD TREE	HERITAGE TREE	REMAIN	REMOVE
1002	44"	138"	LIVE OAK	YES	NO	YES	YES	-
1003	27"	85"	LIVE OAK	YES	NO	YES	YES	-
1004	32"	100"	LIVE OAK	YES	NO	YES	YES	-
1006	25"	79"	LIVE OAK	YES	NO	YES	YES	-
1010	28"	88"	LIVE OAK	YES	NO	YES	YES	-
1011	29"	91"	LIVE OAK	YES	NO	YES	YES	-
1025	27"	85"	LIVE OAK	YES	NO	YES	YES	-
1027	25"	79"	POST OAK	YES	NO	YES	YES	-
1040	25"	79"	POST OAK	YES	NO	YES	YES	-

DOC # _____


FINAL PLAT

JUNE 2020

SHEET 2 OF 2

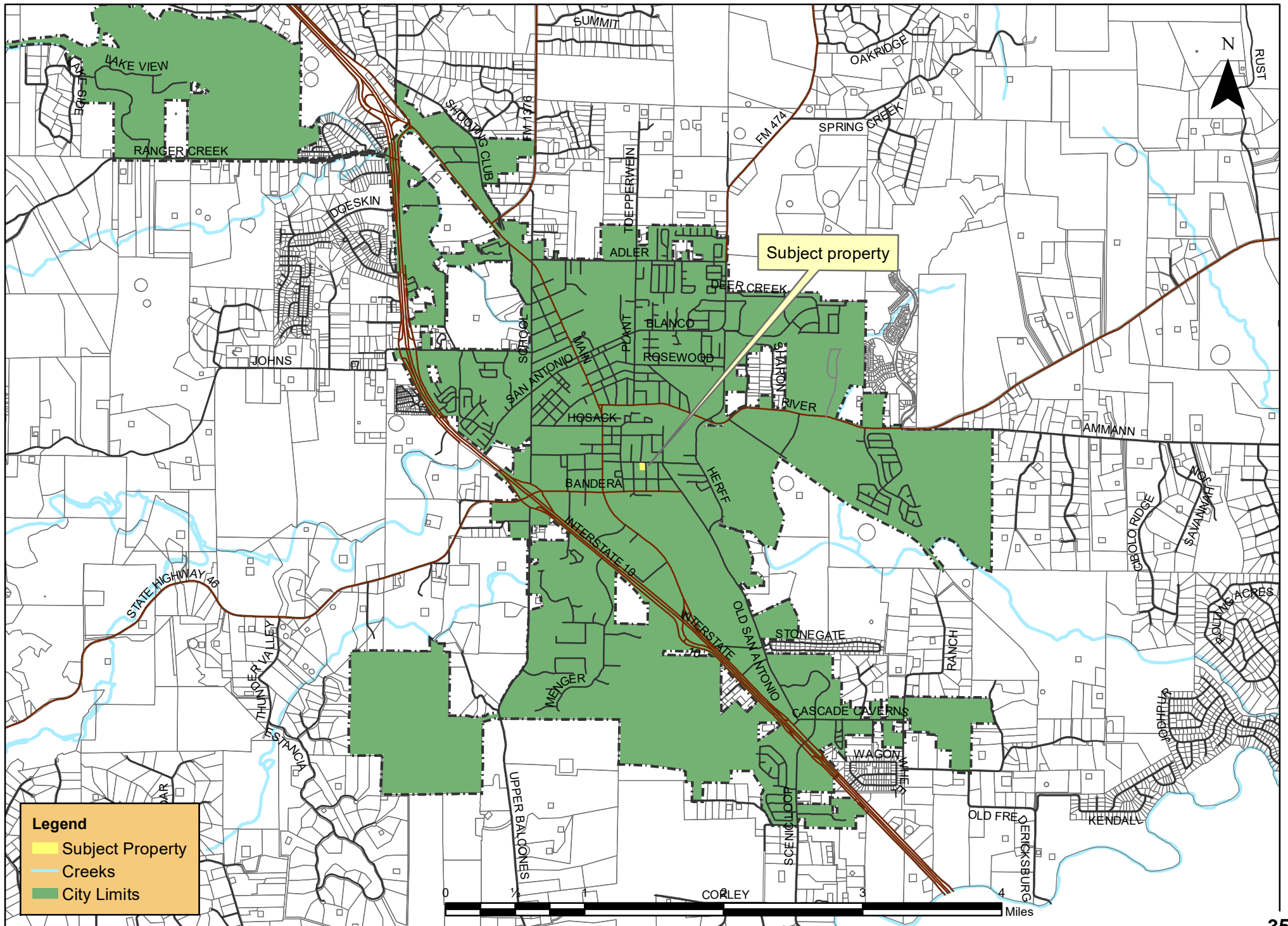


DON DURDEN, INC
d.b.a. CIVIL ENGINEERING CONSULTANTS
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input checked="" type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	<i>June 07, 2021</i>
Requested Action	<p>To consider the proposed rezoning of 0.678 acres located at the corner of Oak Park Drive and Second Street (part of KAD No. 24880) from R-1, Medium Density Residential District, to R-D Duplex Residential District (Robert S. Thornton L.P./Travis Roberson).</p> <ul style="list-style-type: none"> I. Staff Presentation II. Public Hearing III. Make Recommendation
Contact Person	<p>Sara Serra, Planner II, Laura Haning, Planning and Community Development Director</p>
Background Information	<p>The property under consideration is located at the corner of Oak Park Drive and Second Street. This is currently the location for the old apartments that back up to Oak Park. The Historic Landmark Commission recently approved the demolition of the existing structures. The property consists of two existing lots that both front Oak Park.</p> <p>The current zoning category (R-1, medium density residential) allows single-family detached residences with lot sizes ranging from a standard lot (7,800 sq ft) to large lots (2 acres).</p> <p>The owner is requesting a rezoning to R-D, duplex residential. They plan to construct two unattached homes each on two separate lots. The R-D zoning is specifically for Duplexes and is described as a more compact zoning that is compatible with the Neighborhood Residential category designated in the Land Use Plan. The zoning category allows for a minimum lot size of 3,500 sf, and the structures may have a common wall, but that is not mandatory. Essentially, two residences on a lot constitutes a duplex.</p> <p><i>Master Plan</i></p> <p><i>The future land use recommended in the Master Plan is Neighborhood Residential. According to the plan, the use is intended for areas that will be primarily developed with new</i></p>

	<p><i>single-family detached residential subdivision. Development should reflect a suburban to auto-oriented character; meaning that these areas are predominantly dominated by streets, driveways, and garages. Lot sizes and architectural styles are fairly uniform; but generally, new development density is between two and six units per acre (depending on required open space ratios).</i></p> <p><i>The appropriate primary uses allowed in areas include parks and recreation, personal care homes, safety services, single-family detached residential (including modular housing), and schools. Appropriate secondary uses include such things as accessory dwelling units, assembly uses, bed and breakfast lodging, community and group homes, government facilities, home professions, and local utility services. Neighborhood Residential is compatible with RMA, R-E, RE-1, R-1, RN-1 and MU-1 zoning categories. It may also be appropriate to allow small amounts of single family attached products (e.g., duplexes or townhouses) and neighborhood commercial as part of a master planned community development.</i></p> <p>The City held a BOND (Boerne Open Neighborhood Discussion) meeting on June 2nd. Neighbors within <u>200 feet</u> from the property were notified of the meeting. We had one community member that attended. The owners, Robert Thornton and Travis Roberson attended. They explained the reasoning behind the request and what they envision for the site. The link for the meeting is provided below.</p> <p>https://us02web.zoom.us/rec/share/a77kgs_DzscLPAAaLZgqGR8NS7VghJUgRaXINUbuLQOphK2z8ZZC9w4pXE0lw8R0.6q044IBS3Rj8-0aA</p> <p>Access Passcode: xt=?6ZxP</p> <p>The owners have provided several exhibits to demonstrate their intentions for the site. Approval of the zoning however, does not constitute approval of the plan provided.</p>
Item Justification	<div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input checked="" type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div>
Financial Considerations	

Citizen Input/Board Review	As required by State regulation, notifications were sent to the property owners within 200 ft from the subject property. A Boerne Open Neighborhood Discussion (BOND) meeting was held on June 02, 2021. Staff has received one returned comment from the neighbors in favor of the change and none in opposition. The comments in the BOND meeting were in general favorable for the rezoning.
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached



SUBJECT PROPERTY - CURRENT ZONE

Oak Park Addition, Block 02, Lot 14 and 15 (part of KAD 24880)



SUBJECT PROPERTY - PROPOSED ZONE

Oak Park Addition, Block 02, Lot 14 and 15 (part of KAD 24880)



SUBJECT PROPERTY - FUTURE LAND USE

Oak Park Addition, Block 02, Lot 14 and 15 (part of KAD 24880)



SECTION 08. R-1 - MEDIUM-DENSITY SINGLE-FAMILY DISTRICT

- A. **Purposes.** These districts are composed of areas of detached dwellings and open land where similar residential development seems likely to occur. Medium density development of land is encouraged by allowing smaller lot areas, with a maximum density of six dwelling units per acre, exclusive of streets and other public land uses.
- B. **Applicability.** The R-1 district is applicable to areas where a more compact neighborhood development pattern is desired, and specifically the Neighborhood Residential designation in the Boerne Master Plan. Typically this district should be used only in areas that are within 1 mile from any existing or planned Neighborhood or Community Center. While this area may be immediately adjacent to a Center, it is most appropriate for the center or edges of neighborhoods where a mix of larger lot types is desired, and so that more critical mass of smaller lots and higher density can be created within walking distance of the Center. The R-1 district is most appropriate with a Modified Grid Transportation Network using the Neighborhood or Parkway Street Design Types indicated in the Subdivision Regulations.
- C. **Eligible Lot Types.** The following lot types and dimensions specified in Table 5-2 are permitted in the R-1 district:
1. Large Lot
 2. Manor Lot
 3. Estate Lot
 4. Low-density Lot
 5. Standard Lot
- D. **Permitted Uses.** The uses permitted in the R-1 district are specified in Table 5-1 as either "permitted" or "conditional" or "restricted".
- E. **Restrictions on Particular Uses.** The following "Restricted" uses have the additional requirements specified in this section.
1. Accessory Dwellings shall meet the restrictions in Article 3, Section 06.
 2. Home Occupations shall meet the restrictions in Article 3, Section 04.
 3. Bed and Breakfasts shall meet the restrictions in Article 3, Section 04.
- F. **Specific Site and Building Design Standards.** Due to the more compact development pattern and the close relationship of the smaller lots to the public streetscape, the Neighborhood Design Standards in Article 3, Section 07 of the Zoning Ordinance shall apply in the R-1 district.

SECTION 30. R-D - DUPLEX RESIDENTIAL DISTRICT

(Ord. No. 2012-38, §5, 11-13-2012)

- A. **Purposes.** These districts are composed of areas similar to the R-2 districts, except that greater intensity of land development is permitted through the duplex building types. These developments can be compatibly integrated with detached dwelling building types by spatial and architectural design, limits on the overall intensity of development, and minimum yard and lot area requirements.
- B. **Applicability.** The R-D district is applicable to areas where a more compact neighborhood development pattern is desired, and specifically the Neighborhood Residential designation in the Boerne Master Plan. The R-D district is most appropriate with a Modified Grid Transportation Network using the Neighborhood or Parkway Street Design Types indicated in the Subdivision Regulations.
- C. **Eligible Lot Types.** The following lot types and dimensions specified in Table 5-2 are permitted in the R-D district:
1. Small Lot
 2. Neighborhood Lot
 3. Standard Lot
 4. Duplex Lot*
 5. Attached Lot*
- * Duplex Lots and Attached Lots are only permitted in the R-D district provided:
- a. the entire block face on the same side of the street is platted with a duplex or attached lots
- D. **Permitted Uses.** The uses permitted in the R-D district are specified in Table 5-1 as either “permitted” or “conditional” or “restricted”.
- E. **Specific Site and Building Design Standards.** Due to the more compact development pattern and the close relationship of the smaller lots to the public streetscape, the Neighborhood Design Standards in Article 3, Section 07 of the Zoning Ordinance shall apply in the R-D district.

PERMITTED USES

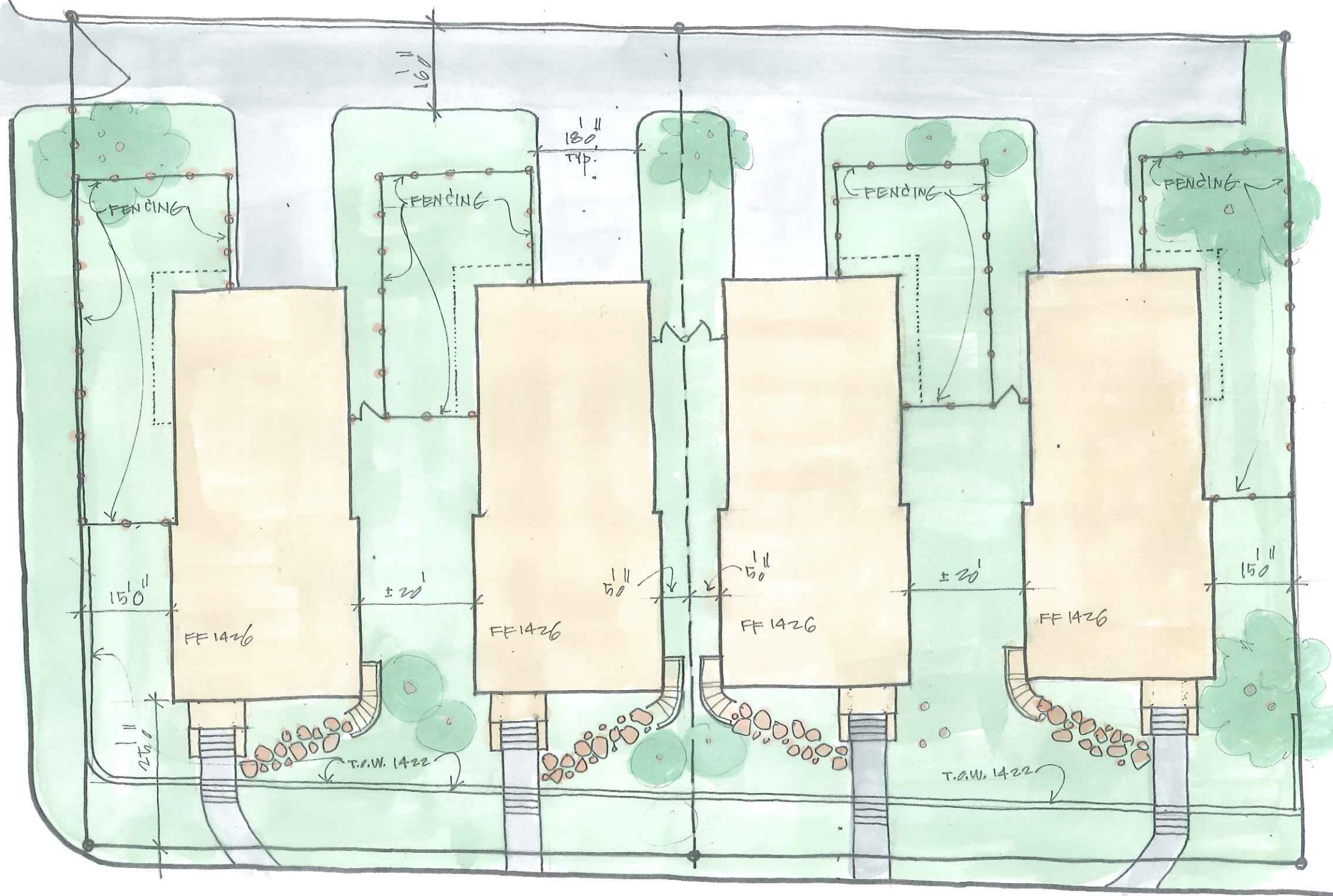
PERMITTED USES BY DISTRICT P= Permitted generally, subject to ordinance standards R= Restricted, subject to specific conditions in this Ordinance CC= Conditional, subject to City Council review and approval L= Limitations as provided in Article 3, Section 18			
Residential Use Category		R-1	R-D
<i>Detached Dwelling</i>		P	P
<i>Duplex Dwelling</i>			P
<i>Attached Dwelling</i>			P
<i>Multi-Dwelling Structure</i>			
<i>Mixed-Use Dwelling</i>			
<i>Accessory Dwelling</i>		R	
<i>Garden Home</i>			
<i>Community Home</i>		L	
<i>Personal Care Home</i>		P	P
<i>Retirement Community</i>		CC	
Civic Use Category			
<i>Assembly</i>		CC	
<i>Club or Lodge</i>			
<i>Community Athletic Field</i>		CC	
<i>Developed Athletic Field or Stadium</i>		CC	
<i>Government Facility</i>		CC	
<i>Museum or Library</i>			
<i>School</i>		P	
Employment Use Category			
<i>Home Occupation</i>		R	
<i>Neighborhood Office</i>			
<i>General Office</i>			
<i>Major Office or Office Complex</i>			
<i>Business Park or Campus</i>			
Retail Use Category			
<i>Automobile Gas Station</i>			
<i>Automobile Gas Station fronting IH-10</i>			
<i>Automobile Convenience Store</i>			
<i>Automobile Convenience Store fronting IH-10</i>			
<i>Automobile Parts & Parts Sales</i>			
<i>Automobile Sales</i>			
<i>Brew Pub</i>			
<i>Brewery</i>			

<i>Mobile Food Vendor</i>			
<i>Restaurant (Convenience – non drive-thru)</i>			
<i>Restaurant (Convenience – drive-thru)</i>			
<i>Restaurant (Limited)</i>			
<i>Restaurant (General)</i>			
<i>Grocery Store</i>			
<i>Supermarket Store</i>			
<i>Retail (Drive-thru)</i>			
<i>Retail (Neighborhood)</i>			
<i>Retail (General)</i>			
<i>Retail (Major)</i>			
<i>Thrift Store (without outside storage/donation bin)</i>			
<i>Thrift Store (with outside storage/donation bin)</i>			
<i>Warehouse Retail</i>			
<i>Winery</i>			
<i>Outdoor Retail Display</i>			
<i>Outdoor Retail Sales Area</i>			
<i>Outdoor Retail Sales Yard</i>			
<i>Shopping Center</i>			
Service Use Category			
<i>Automobile Rental</i>			
<i>Automobile Service w/outside storage</i>			
<i>Automobile Service w/o outside storage</i>			
<i>Bank and Financial Institutions</i>			
<i>Bank Kiosks</i>			
<i>Bar</i>			
<i>Barber and Beauty Shop (also see Spa)</i>			
<i>Bed & Breakfast</i>		R	
<i>Bus Terminal</i>			
<i>Car Wash</i>			
<i>Day Care Nursery (more than 6 children with or without home occupation)</i>			
<i>Day Care / Before or After School</i>			
<i>Day Care / Adult</i>			
<i>Funeral Home or Mortuary</i>			
<i>Golf Course</i>			
<i>Group Home</i>			
<i>Gym (Neighborhood)</i>			
<i>Gym (General)</i>			
<i>Gym (Major)</i>			
<i>Health Clinic</i>			
<i>Hospital</i>			
<i>Hotel or Motel</i>			
<i>Hotel (Boutique)</i>			
<i>Kennel</i>			
<i>Laboratory</i>			

PERMITTED USES BY DISTRICT P= Permitted generally, subject to ordinance standards R= Restricted, subject to specific conditions in this Ordinance CC= Conditional, subject to City Council review and approval L= Limitations as provided in Article 3, Section 18			
<i>Laundry (Self Service)</i>		R-1	R-D
<i>Long Term Care Facility</i>			
<i>Medical Office</i>			
<i>Nightclub</i>			
<i>Parking Lot or Parking Garage</i>			
<i>Pawn Shop</i>			
<i>Recreational and Entertainment Facility</i>			
<i>Rooming or Boarding House</i>		L	
<i>Spa</i>			
<i>Theater</i>			
<i>Trade School</i>			
<i>Trailer Court</i>			
<i>Veterinary Clinic</i>			
<i>Veterinary Clinic w/kennel</i>			
<i>Video or Pinball Arcade</i>			
<i>Wholesale</i>			
Manufacturing and Utility Use Category			
<i>Contractor</i>			
<i>Commercial Communication System</i>			
<i>Industrial Park</i>			
<i>Junk Yard</i>			
<i>Large Vehicle and Machinery Rental, Sales and Service</i>			
<i>Manufacturing</i>			
<i>Mini-Warehouse.</i>			
<i>Portable Building Sales</i>			
<i>Processing</i>			
<i>Utility Station, Sub-station, or Service Center</i>		CC	
<i>Warehousing</i>			
Agriculture and Natural Resource Use Category			
<i>Agriculture</i>			
<i>Exhibition or Fairgrounds</i>			
<i>Plant Nursery</i>			
<i>Stable</i>			
Sexually Oriented Business Use Category			

<i>Adult Bookstore</i>			
<i>Adult Entertainment Establishment</i>			
<i>Adult Motion Picture Theater</i>			

SECOND STREET




OAK PARK DRIVE

LOTS 14/15, BLOCK 2
OAK PARK ADDITION

REV. 04/20/21



	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input checked="" type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	June 07, 2021
Requested Action	Consider the proposed Creative alternative for the property located at 1376 South Main Street (KAD no. 42558, Menger Place Subdivision Unit 1 lot 1A (Replat), 1.139 acres) (Racer Classic Car Wash) to allow open car wash bays facing the street.
Contact Person	Sara Serra-Bennett, Planner II
Background Information	<p>The creative alternative request was Tabled in April and then denied at the May Planning and Zoning Commission meeting. The Chair assigned a subcommittee to meet with the owner to discuss outstanding concerns.</p> <p>As previously described, the property owner plans to build a Racer Car Wash on this site and is requesting a creative alternative to address the car wash bays that would face the street. While a car wash is allowed by the B-2 base zoning, there are other sections of the Zoning Ordinance that also come into play. They are as follows:</p> <p><i>3.09.002 Combined Commercial Design standards... Loading docks, bays or service areas shall not be visible from the primary street. A loading dock, bay or service area may face a secondary street if it is screened by dense landscaping and/or a minimum of a 6 foot masonry or like fence to be determined by the Planning Director. If they are not visible from a street, no screening is required.</i></p> <p><i>Article 5, Section 25,E. Entrance Corridor parking standards...</i></p> <ol style="list-style-type: none"> <i>1. To the greatest extent possible, on-site parking areas shall be designed to reduce the negative visual effects of vast paved areas and shall contain landscape planting islands and defined pedestrian walkways.</i> <i>2. The location of the on-site parking surface areas shall be located to the side or rear of a building.</i>

3. *No more than 15% of the required parking spaces may be located between the principal building front building line and the front set back.*

Article 5, Section 32 H for SoBo design standards...Where permitted drive-through lanes, auto service bays, and gas station canopies for commercial uses shall not be located fronting Main Street, Herff Road, Old San Antonio Road and Christus Parkway. Drive-through lanes may be permitted along all other streets, service drives or alleys. Drive-through lanes, auto service bays, and gas station canopies shall be hidden behind a 3' to 5' high Street Screen along all streets.

All three sections of the ordinance do allow for a creative alternative which basically states that "creative alternative design options may be approved by the Planning and Zoning Commission if the intent of each section is met and demonstrated". The SoBo Overlay provides more specific direction regarding consideration of a creative alternative.

Plan Review. *Building Plans shall be reviewed by the City Manager or designee and approved prior to the issuance of a building permit for new construction (or remodeling) in the SoBo Overlay District to evaluate the compatibility of the plans with the factors mentioned in this Section. Creative alternative design options may be approved by the Planning and Zoning Commission. Such application shall be accompanied by the appropriate fee established by City Council.*

2. *Factors to be considered:*

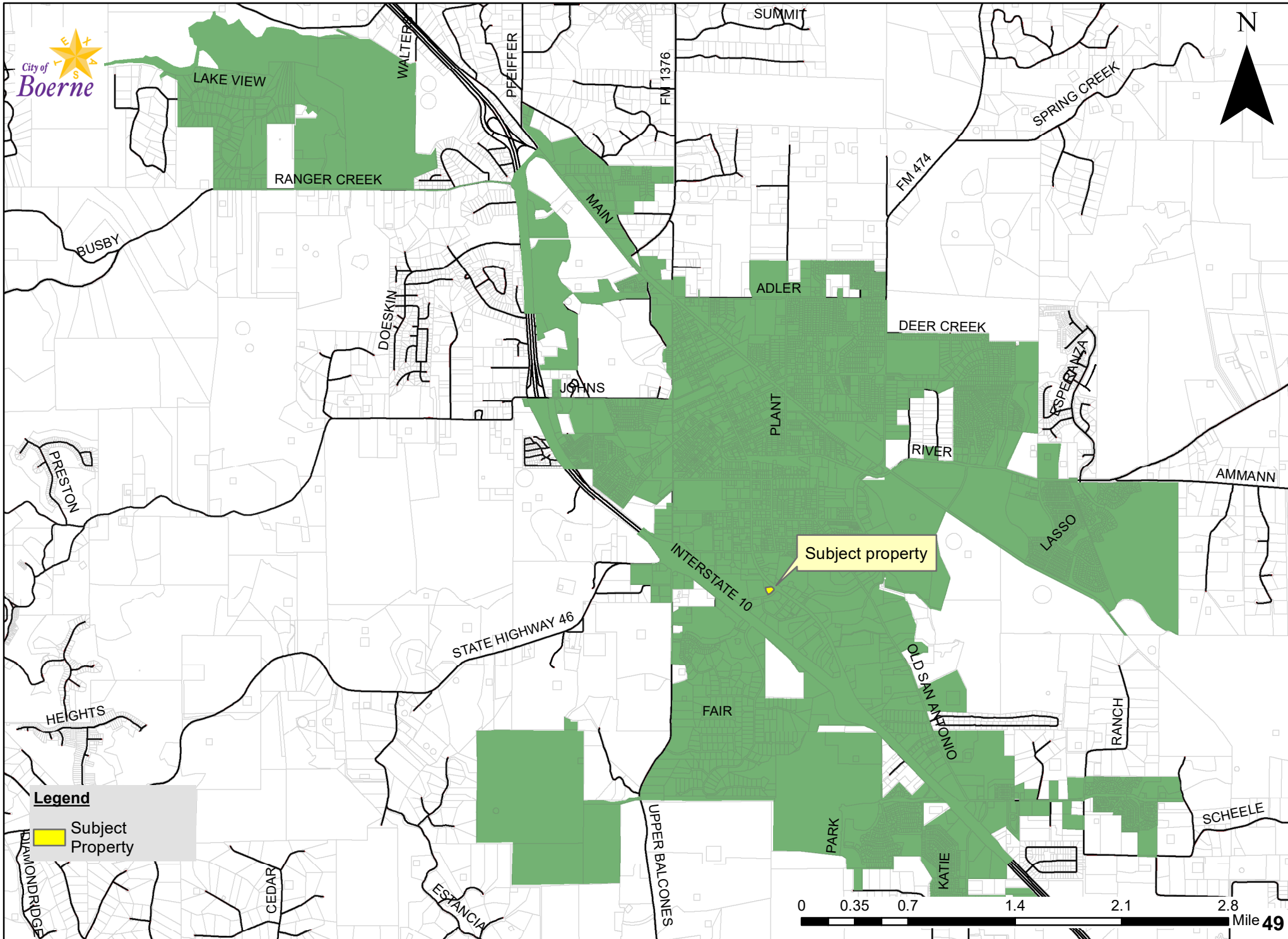
- a. *The effect of the proposed structure upon the general historic, cultural and architectural character of the SoBo Overlay District or the City of Boerne.*
- b. *The appropriateness of the exterior architectural features, which are visible from the corridors and adjacent area.*
- c. *Harmony with adjacent buildings and structures in terms of scale, height and mass.*

The SoBo and Entrance Corridor Overlay Districts, among other things, are intended to preserve the hill country character along the vehicular entrances to the City.

A subcommittee composed of commissioners Patrick Cohoon, Lucas Hiler and Joe Anzollitto met with the developers on May 19th. During the meeting the developer group presented a new

	<p>layout, moving the entrance further away from the intersection, increasing the area cars can be stacked without interfering with Christus Parkway traffic, and they provided a revised landscape plan. Commissioners questioned if the screening would suffice as a visual and sound barrier, and they also requested changes to embellish the site. They recommended 1) that the developer use a mixed material fence that incorporates wrought iron and stone, 2) stone columns replacing metal supports and, 3) a visual representation of the site with and without the proposed landscape screening so they could visualize the site before the landscape reaches maturity. The owner has provided that information.</p>
Item Justification	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Attached are maps, plat, site plans, and perspectives.

Location Map
1376 South Main Street





WATER



R-4

B-2



MAIN


CHRISTUS

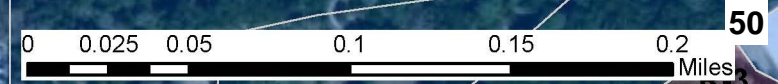
WATERVIEW

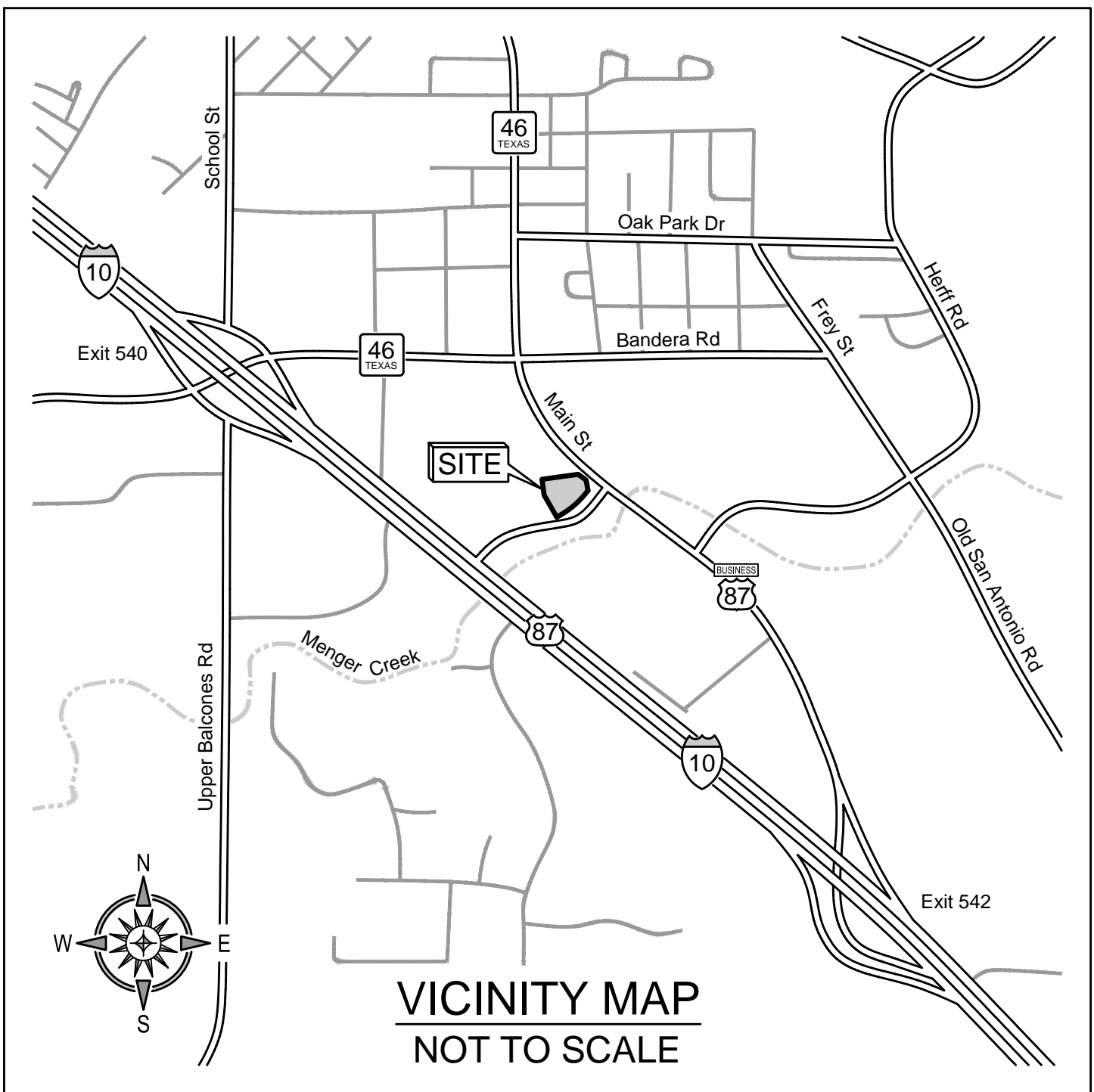
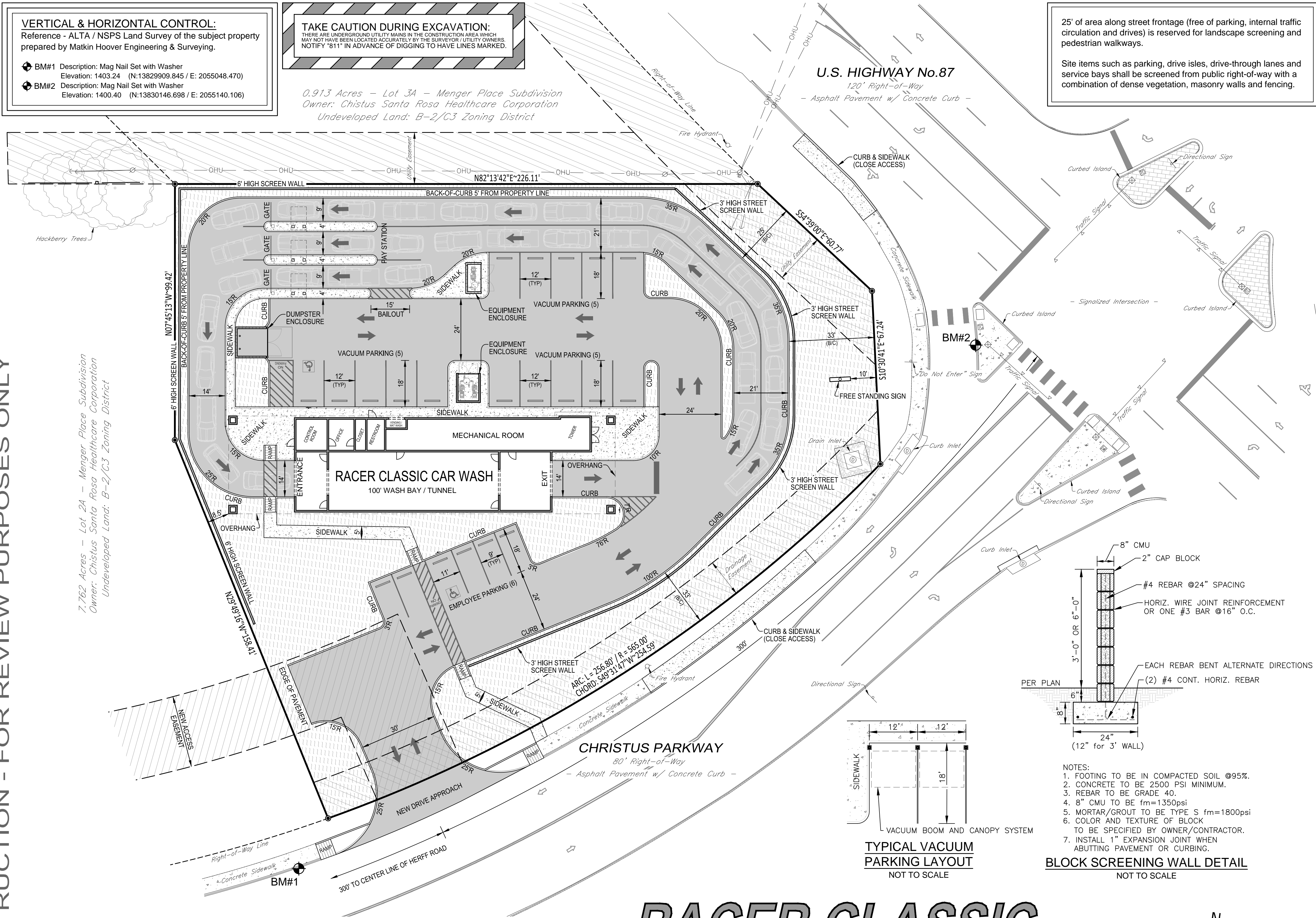
IH 10 W ACCESS

INTERSTATE 10

Legend

 Subject Property





DEVELOPMENT / DESIGN TEAM

DEVELOPER
7B Building and Development
Contact: Derrick Merchant
Phone: 806.368.7843
Email: derrick@7bdev.com

CURRENT OWNER
1376 South Main, LLC
Contact: John Callahan
Phone: 210.957.0905
Email: jc@jci.inc

CIVIL ENGINEER / CONSULTANT
Burkhardt Engineering
Contact: Ryan Morrissey
Phone: 937.388.0060
Email: r.morrissey@burkhardtinc.com

ARCHITECT / STRUCTURAL / MEP
C.L. Helt Architect
Contact: Diana Myers
Phone: 704.342.1686
Email: dianam@clhelt.com

PROJECT SUMMARY

Project will include the demolition and removal of an existing Veterinary Hospital building and associated pavement, etc. as necessary to construct a new Racer Classic Car Wash and its associated pavement, parking facilities, utilities, landscaping, signage and any other proposed improvements which are needed to service the facility.

LAND USE SUMMARY

Address: 1376 Main Street, Boerne, TX 78006
Legal Description: Lot 1A - Menger Place Subdivision (1.139 acres)
Zoning: B-2 "Highway Commercial District" (current)
C3 "Community Commercial" (proposed per UDC)
EC "Entrance Corridor Overlay District"
SBD "SoBo Overlay District"
Lot Size: 1.139 acres (49,609 sq-ft)
Landscape Area = 16,475 sq-ft (33%)
Pavement Area = 29,251 sq-ft (59%)
Building Footprint Area = 3,880 sq-ft (8%)

Minimum Yard Requirements:
Interior - none
Christus Parkway - 20 ft
US Highway 87 - 25 ft (per EC)

DRAINAGE SUMMARY

Flood Zone Designation: FIRM # 48259C0415F, effective date: December 17, 2010
Zone "X": Areas determined to be outside the 0.2% annual chance floodplain
Existing Impervious Cover = 55%
Proposed Impervious Cover = 66%
*Minimal storm water detention volume anticipated (less than 1,000 cu-ft)

SITE TRAFFIC SUMMARY

Employee Parking Provided = 6 spaces
Vacuum Parking Provided = 15 spaces
Wash Bay Stacking Provided = 36 vehicles
Weekday PM Peak Hour = 45 vehicles (50% enter / 50% exit)
*Per ITE Trip Generation Manual (9th Edition) land use code (948) Automated Car Wash

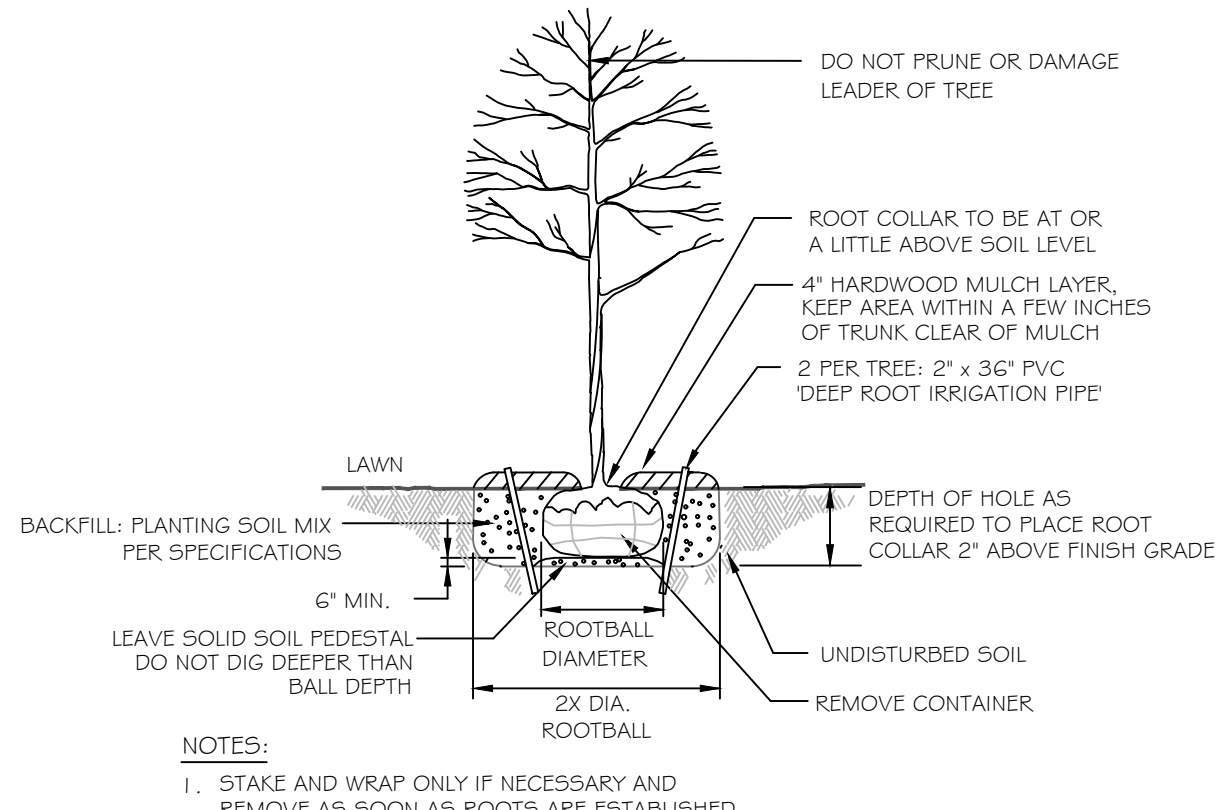


Design: RJM	Proj: 20.244
Draw: RJM	Dwg: 20-244.dwg
Check: RJM	Tab: CSP
Scale: 1"=20'	
Date: 05.19.2021	
Sheet: 1 OF 1	

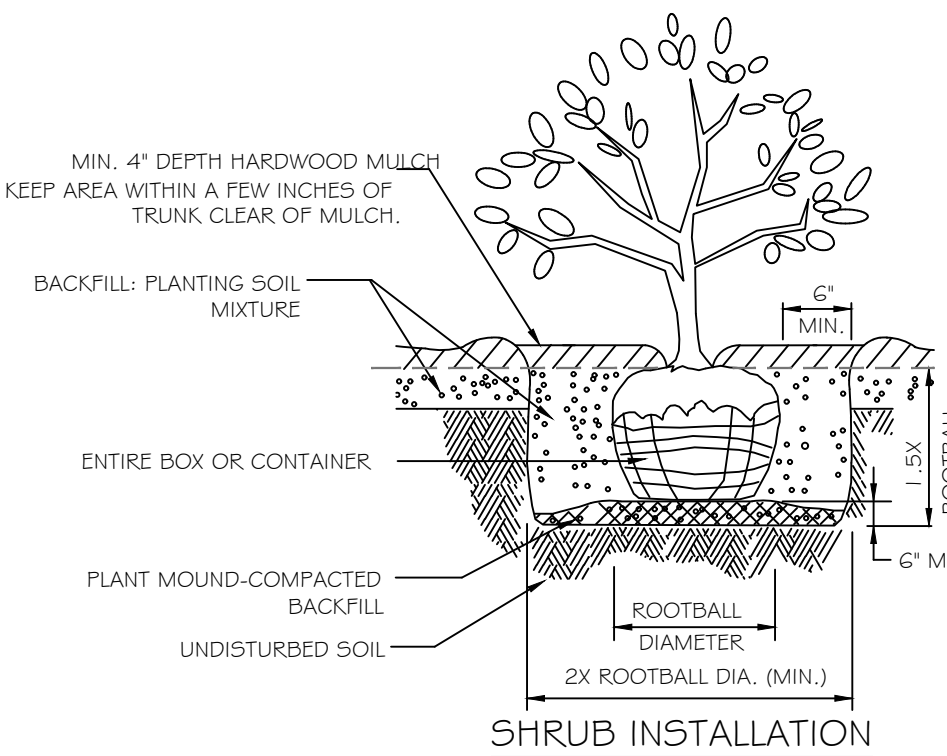
PLANT MATERIALS LIST

QTY.	PLANT NAME	MINIMUM INSTALLED SIZE
CANOPY TREES		
4	TEXAS ASH - <i>Fraxinus albicans</i>	3" cal. Boxed or 45 gal.
4	LIVE OAK - <i>Quercus virginiana</i>	3"- 4" cal. Boxed or 45 gal.
5	LACEY OAK - <i>Quercus laceyi</i>	3" cal. Boxed or 45 gal.
4	CEDAR ELM - <i>Ulmus crassifolia</i>	3" cal. Boxed or 45 gal.
MEDIUM TREES		
3	DESERT WILLOW - <i>Chilopsis linearis</i>	30 gal. Multi-Stem
2	MEXICAN BUCKEYE - <i>Ungradiad speciosa</i>	30 gal. Multi-Stem
SHRUBS/ SMALL TREES		
29	AGARITA - <i>Berbens trifoliolata</i>	5 gal. cont.
10	LITTLELEAF SUMAC - <i>Rhus microphylla</i>	10 gal. cont.
16	EVERGREEN SUMAC - <i>Rhus virens</i>	15 gal. cont.
26	RED YUCCA - <i>Hesperaloe parviflora</i>	15 gal. cont.
16	GREEN CLOUD TEXAS RANGER - <i>Leucophyllum frut. 'Green Cloud'</i>	7 gal. cont.
ORNAMENTAL GRASSES		
9	MAIDEN GRASS - <i>Miscanthus sinensis</i>	7 gal. cont.
18	MUHLY GRASS - <i>Muehlenbergia lindheimeri</i>	5 gal. cont.
PERENNIALS & GROUND COVER		
55	PURPLE CONEFLOWER - <i>Echinacea purpurea</i>	1 gal. cont.
30	GREGG DALEA - <i>Dalea greggii</i>	1 gal. cont.
21	TEXAS LANTANA - <i>Lantana urticoides</i> (L. horrida)	3 gal. cont.

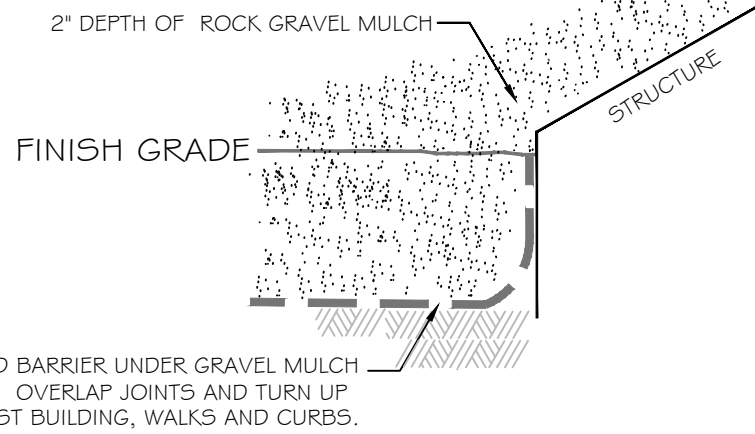
NOTE:
ALL PLANTS LISTED ARE PER THE RECOMMENDED NATIVE PLANTS FOR
BOERNE & SURROUNDING COUNTIES
NATIVE PLANT SOCIETY OF TEXAS - BOERNE CHAPTER



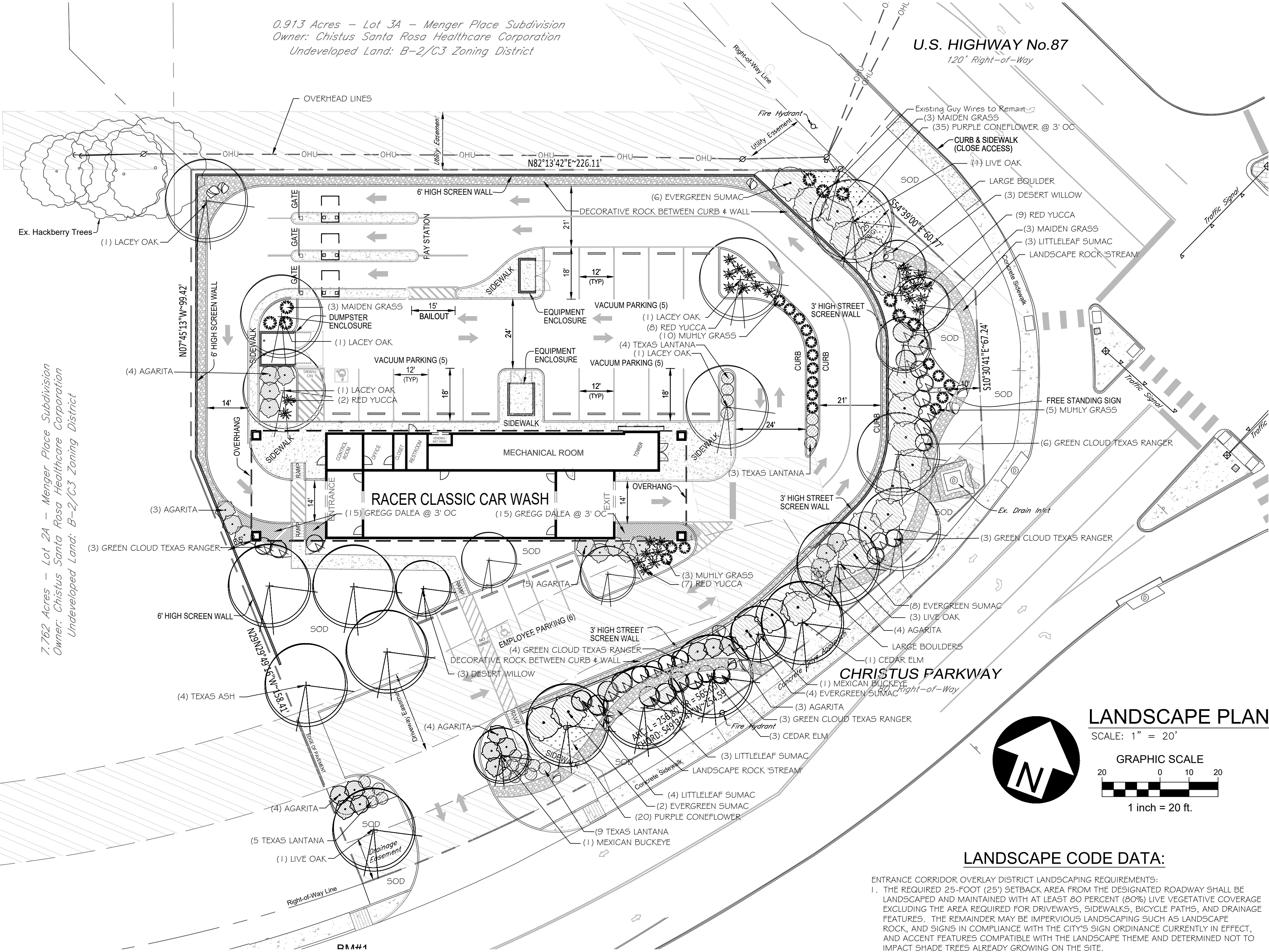
TREE INSTALLATION



SHRUB INSTALLATION



DECORATIVE GRAVEL DETAIL



LANDSCAPE CODE DATA:

- ENTRANCE CORRIDOR OVERLAY DISTRICT LANDSCAPING REQUIREMENTS:
- THE REQUIRED 25-FOOT (25') SETBACK AREA FROM THE DESIGNATED ROADWAY SHALL BE LANDSCAPED AND MAINTAINED WITH AT LEAST 80 PERCENT (80%) LIVE VEGETATIVE COVERAGE EXCLUDING THE AREA REQUIRED FOR DRIVEWAYS, SIDEWALKS, BICYCLE PATHS, AND DRAINAGE FEATURES. THE REMAINDER MAY BE IMPERVIOUS LANDSCAPING SUCH AS LANDSCAPE ROCK, AND SIGNS IN COMPLIANCE WITH THE CITY'S SIGN ORDINANCE CURRENTLY IN EFFECT, AND ACCENT FEATURES COMPATIBLE WITH THE LANDSCAPE THEME AND DETERMINED NOT TO IMPACT SHADE TREES ALREADY GROWING ON THE SITE.
 - ORNAMENTAL TREES OR LARGER SHALL BE PROVIDED EVERY 20 - 40 FEET (DEPENDENT ON SIZE OF TREE).
 - LIVE SCREENING SHALL BE CAPABLE OF PROVIDING A SOLID 36-INCH SCREEN (18-INCH WITHIN EASEMENT AREAS) WITHIN TWO YEARS, AS DETERMINED BY A REGISTERED LANDSCAPE ARCHITECT, CERTIFIED NURSERYMAN, OR MASTER GARDENER, AND SHALL BE PLANTED IN A PREPARED BED AT LEAST THREE FEET (3') IN WIDTH.
 - LAWN GRASS AREAS SHOULD BE PLANTED IN DROUGHT TOLERANT SPECIES NORMALLY GROWN AS PERMANENT LAWNS, SUCH AS BERMUDA, OR BUFFALO GRASS AREAS SHALL BE SOLID SOD.

FRONTAGE AREA:
25' SETBACK AREA & A CONTINUOUS 3' HIGH STREET WALLS AS SHOWN

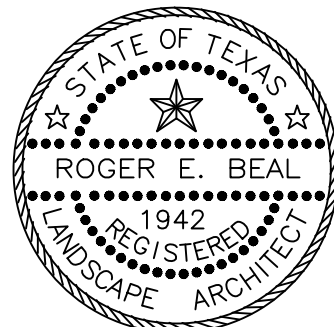
LIVE COVERAGE
9,740 ± SF @ 80% = 7,792 SF OF LIVE COVERAGE REQUIRED

AS SHOWN: PLANT BEDS 5,560 ± SF or 57%
LAWN AREA 2,810 ± SF or 29%
86% LIVE COVERAGE AS SHOWN
DECORATIVE GRAVEL 1,370 ± SF or 14% LANDSCAPE ROCK

REQUIRED TREES: MEETS REQUIREMENT AS SHOWN

REQUIRED SOD LAWN AREA: MEETS REQUIREMENT AS SHOWN

LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
PO Box 472 205 PARK MEADOWS DR.
YELLOW SPRINGS, OHIO 45387
(O) 937.767.8199 (M) 937.654.8199
yellowspringsdesign@bizwohrr.com
LICENSED IN: OH, KY, PA, IN, IL, MS, CO,
MI, LA, TX, OK, AZ & UT



Date	
Description	
Item	

RACER CLASSIC CAR WASH
SIT DEVELOPMENT PLANS FOR
1376 MAIN STREET
1.139 ACRES - LOT 1A - Menger Place Subdivision
CITY OF BOERNE - KENDALL COUNTY - TEXAS



Design: REB Proj: 20.244
Draw: REB Dwg: 20.224.DWG
Check: REB Tab: L-1.0
Scale: 1"=20'

Date: 05.19.2021

Sheet:

LANDSCAPE PLAN

Sheet No.:

L-1.0



Know what's below.
Call before you dig.



Perspective View from Christus Parkway without Vegetation



Perspective View from Christus Parkway with Vegetation



Perspective View from Intersection of Christus Parkway and Main Street without Vegetation





Perspective View from Main Street without Vegetation



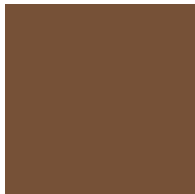
Perspective View from Main Street with Vegetation



RED COLOR IN LOGO
MANUF: PANTONE
COLOR: 186 C



BLACK COLOR IN LOGO
MANUF: PANTONE
COLOR: BLACK C



EXPOSED RED IRON &
UNDERSIDE OF ROOF CANOPIES
MANUF: SHERWIN WILLIAMS
COLOR: SW 9100
NAME: "UMBER RUST"



EIFS WALL SYSTEM
MANUF: STO CORP.
COLOR: STO 16015



METAL ROOF PANEL, TRIM,
AND ACCESSORIES
FINISH: GALVALUME METAL
ROOF



MANUFACTURED STONE
MANUF: TEXAS STONE
DESIGNS, INC.
STYLE: COBBLE
AUSTIN STONE



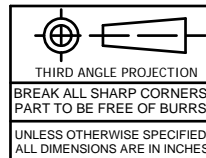
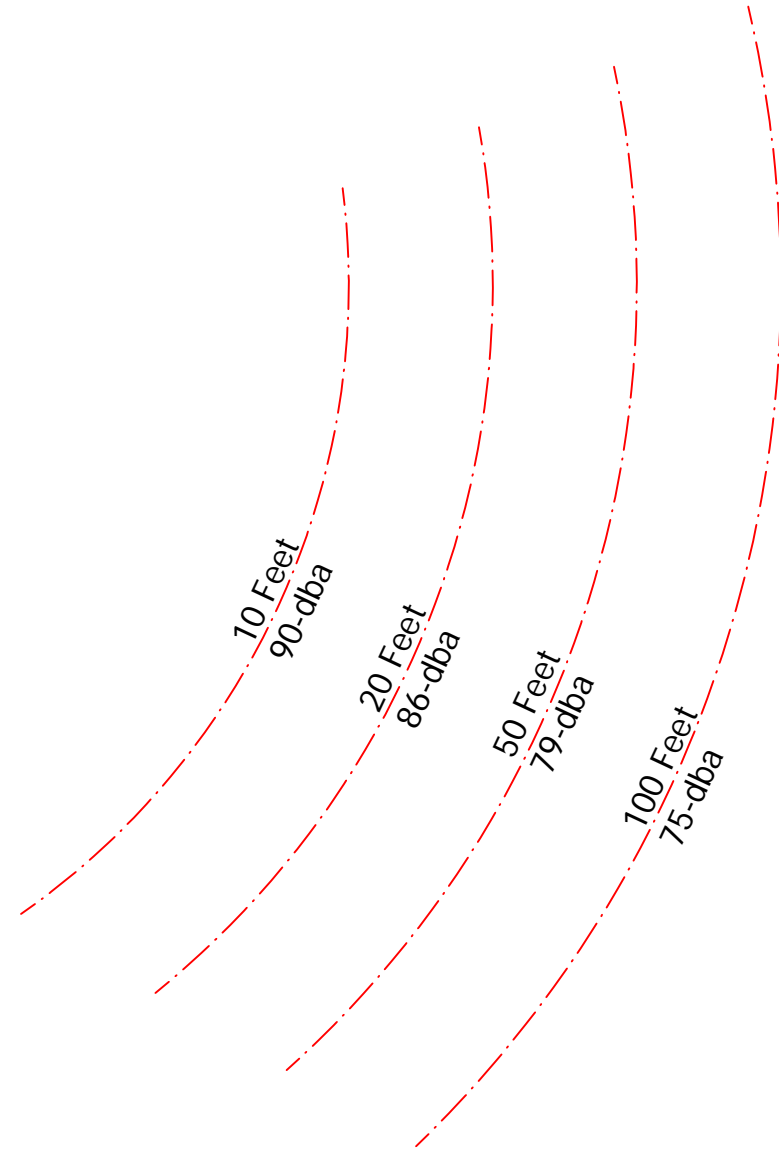
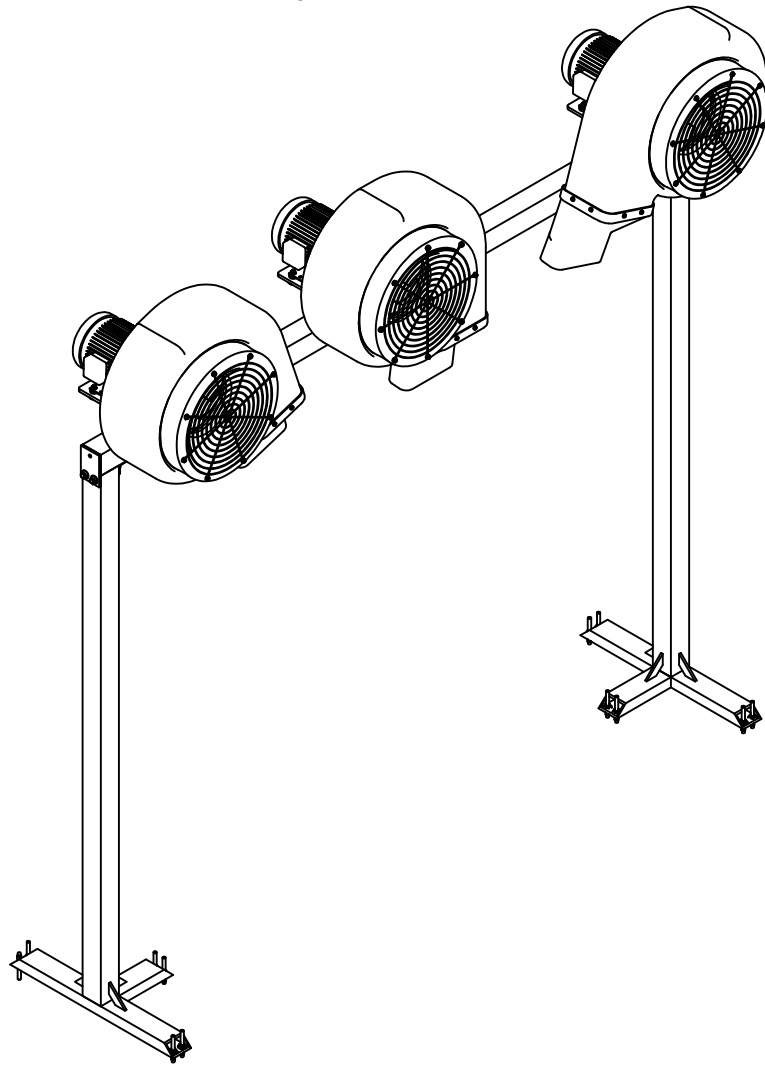
STONE SILL
MANUF: TEXAS STONE
DESIGNS, INC.
STYLE: AUSTIN



Sound Information

Source	dBA SPL
Produces Pain	120-140
Jet Aircraft During Takeoff (at 20 meters)	130
Snowmobile	120
Tractor Without Cab	
Rock Concert	110
Die Forging Hammer	100-105
Gas Weed-Whacker	
Chain Saw	
Pneumatic Drill	
Home Lawn Mowers	95 to 100 dB
Semi-trailers (at 20 meters)	90
Heavy Traffic	80
Automobile (at 20 meters)	70
Vacuum Cleaner	65
Conversational Speech (at 1 meter)	60
Quiet Business Office	50
Residential Area at Night	40
Whisper, Rustle of Leaves	20
Rustle of Leaves	10
Threshold of Audibility	0

Enviromental Noise with Dryer OFF: 70 dba



MACHINING TOLERANCES	
FRACTION ± 1/16"	
.XX DECIMAL ± 0.030	
.XXX DECIMAL ± 0.005	
ANGULARITY ± 2°	
FINISH 125	

DRAWN
LVerdecia

8/26/2011

APPROVED

8/1/2012

CATEGORY
BLOWER

THIS SHEET CONTAINS CONFIDENTIAL INFORMATION,
IMAGES AND TRADE SECRETS OF SONNY'S
ENTERPRISES, INC. ANY UNAUTHORIZED USE OR
DISCLOSURE OF ANY PORTION THEREOF IS STRICTLY
PROHIBITED. THIS WORK IS THE EXCLUSIVE PROPERTY
OF SONNY'S ENTERPRISES, INC. ALL RIGHTS RESERVED.

SONNY'S ENTERPRISES
THE CARWASH FACTORY

DESCRIPTION
BLOWER ASSEMBLY, ONE ARCH 45HP

PART NUMBER
BL1-45HP-1

SHEET
2 OF 2

SIZE
A

SCALE
N.T.S.



SOUND LEVEL METER READINGS

MODEL: FT-DD-T330HP4 (30HP TURBINE VACUUM PRODUCER)

READING ONE: 69 DB-A, 10 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING TWO: 54 DB-A, 20 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING THREE: 38 DB-A, 30 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

SOUND LEVEL METER USED:

SIMPSON MODEL #40003 – MSHA APPROVED.
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

Vacutech
1350 Hi-Tech Drive, Sheridan WY, 82801
PHONE: (800) 917-9444 FAX: (303) 675-1988
EMAIL: info@vacutechllc
WEB SITE: vacutechllc.com



SOUND LEVEL METER READINGS

MODEL: FT-DD-T330HP4 (30 HP TURBINE VACUUM PRODUCER)

READING ONE: 64 DBA, 3 FEET FROM CORNER OF BUILDING @ 45° ANGLE.

READING TWO: 49 DBA, 5 FEET CORNER OF BUILDING @ 45° ANGLE.

READING THREE: 33 DBA, 10 FEET FROM CORNER OF BUILDING @ 45° ANGLE.

READINGS WERE TAKEN OUTSIDE USING AN 8" CONCRETE BLOCK
EQUIPMENT ROOM ON A CONCRETE SLAB, WITHOUT ROOF

SOUND LEVEL METER USED:

SIMPSON MODEL #40003 – MSHA APPROVED.
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

Vacutech
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EMAIL: info@vacutechllc
WEB SITE: vacutechllc.com



July 8th, 2013

Re: Vacutech Sound Study Projections for SouthCoast Speedwash, Santa Ana, CA.

To: City of Santa Ana / Planning Commission/ Plan Review

Due to the fact that there is no formal data available on vacuum sound projections beyond fifteen feet. I have gathered the following data using the information contained within the Lakewood Carwash Sound Study, performed by Vacutech. This data provided is only able to give a decibel reading at a maximum of 15'.

The chart below shows a cumulative average of that data and is presented in an incremental form based on the worst case scenario of the vacuum hoses being off the hook, so to speak. I took the collective average of the 5 ft. reading through the 15ft. reading and presented the data in the table below.

Vacutech Noise Study Projections	
Average of all ten hoses off	77.24 db
Average @ 25'	74.53 db
Average @ 35'	71.82 db
Average @ 45'	69.11 db
Average @ 55'	66.40 db
Average @ 65'	63.69 db

Refer to attached Vacutech Sound Study for All readings

The data from the Vacutech Sound Study also shows an ambient noise level of 74.4 – 82.3 db which is conclusive with the sound study that was performed by ACS on the existing parcel of the Bristol Speedwash. These numbers are all based on averages but do not appear to be out of line.


Below you will find the Vacutech sound study performed at the Lakewood Carwash. After reviewing the data provided by Vacutech there is no apparent reason that noise from the vacuum system would reach above ambient sound levels at the property line of the proposed project. Any questions or comments please feel free to call.

Ron Akers

ACS/Engineering

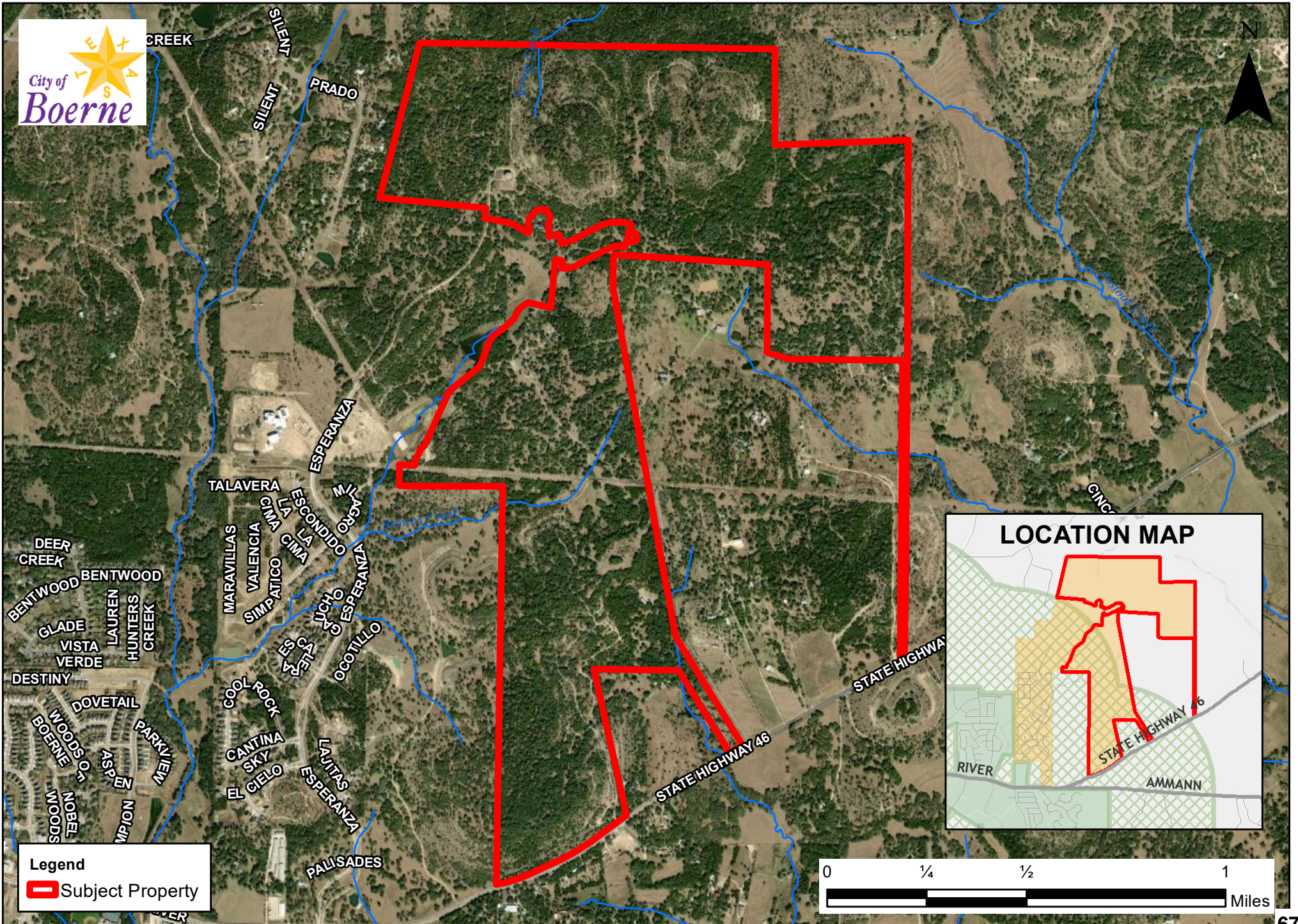
Automation Construction & Service 9246 Timberlane Ave. Hesperia, CA 92345

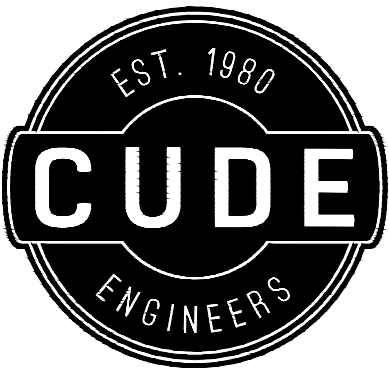
Ph.(760) 490-7846 email – ronakers.acs@gmail.com

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	June 7, 2021
Requested Action	CONSIDER POD GENERAL DEVELOPMENT PLAN (GDP) FOR ESPERANZA PHASES 3 & 4. TAKE NECESSARY ACTION.
Contact Person	Rebecca Pacini, AICP, Planner III, Planning & Community Development
Background Information	<p>The City of Boerne approved a development agreement (DA) with Lookout Group for the Esperanza WCID No. 2 in 2014. The DA has been amended several times since the initial adoption. The General Development Plan (GDP) was adopted by City Council as a part of the DA and is comprised of various individual sub-exhibits found in Exhibit D.</p> <p>The DA requires that a Pod GDP be submitted to the City prior to submittal of the first plat application within a Pod. Per Section 2.2(b) in the second DA amendment, each Pod GDP shall: “(i) identify proposed land uses, densities, general layout of developable land, streets, drainage ways, utility trunk lines, location of sites for parks, schools, open space, common areas, and other public uses as applicable within such Pod; and (ii) show the relationship among the Pod and immediately adjacent areas with respect to interconnectivity of streets, drainage ways, and utility trunk lines. Each Pod GDP shall be effective to the review and approval of the Planning and Zoning Commission solely to determine compliance with the Governing Regulations. Each Pod GDP shall be effective when approved by the Planning and Zoning Commission. No plat shall be approved within a Pod except in substantial conformity with the approved Pod GDP. If an applicant applied for a plat within a Pod subject to an existing Pod GDP and the proposed application would require revisions of the Master GDP, then the applicant must accompany the proposed plat application with a proposed amendment to the Master GDP.”</p> <p>The Pod GDP includes the remaining areas of the Esperanza Master GDP. This Pod GDP includes 1,601 residential units, three commercial Pods, and approximately 229 acres of open</p>

	<p>space. Per the DA, the residential count for all of Esperanza will not exceed 2,480 dwelling units. Each Pod will comply with the requirements for lot and block lengths per the Subdivision Ordinance 3.04.002. SF-18C shows a cul-de-sac being longer than 600 ft. It is understood that a variance will need to be granted prior to the approval of the plat for a cul-de-sac longer than 600 ft.</p> <p>The Pod GDP for Esperanza Phases 3 & 4 adheres to the GDP as approved by Council.</p>
Item Justification	<div> <div> <input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div> <p>Recommendation _____</p>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	

Aerial Map Esperanza Pod GDP Phases 3 & 4





4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112

ESPERANZA SUBDIVISION
PHASE 3 & 4
POD GENERAL DEVELOPMENT PLAN (GDP)

DATE
6/4/2021

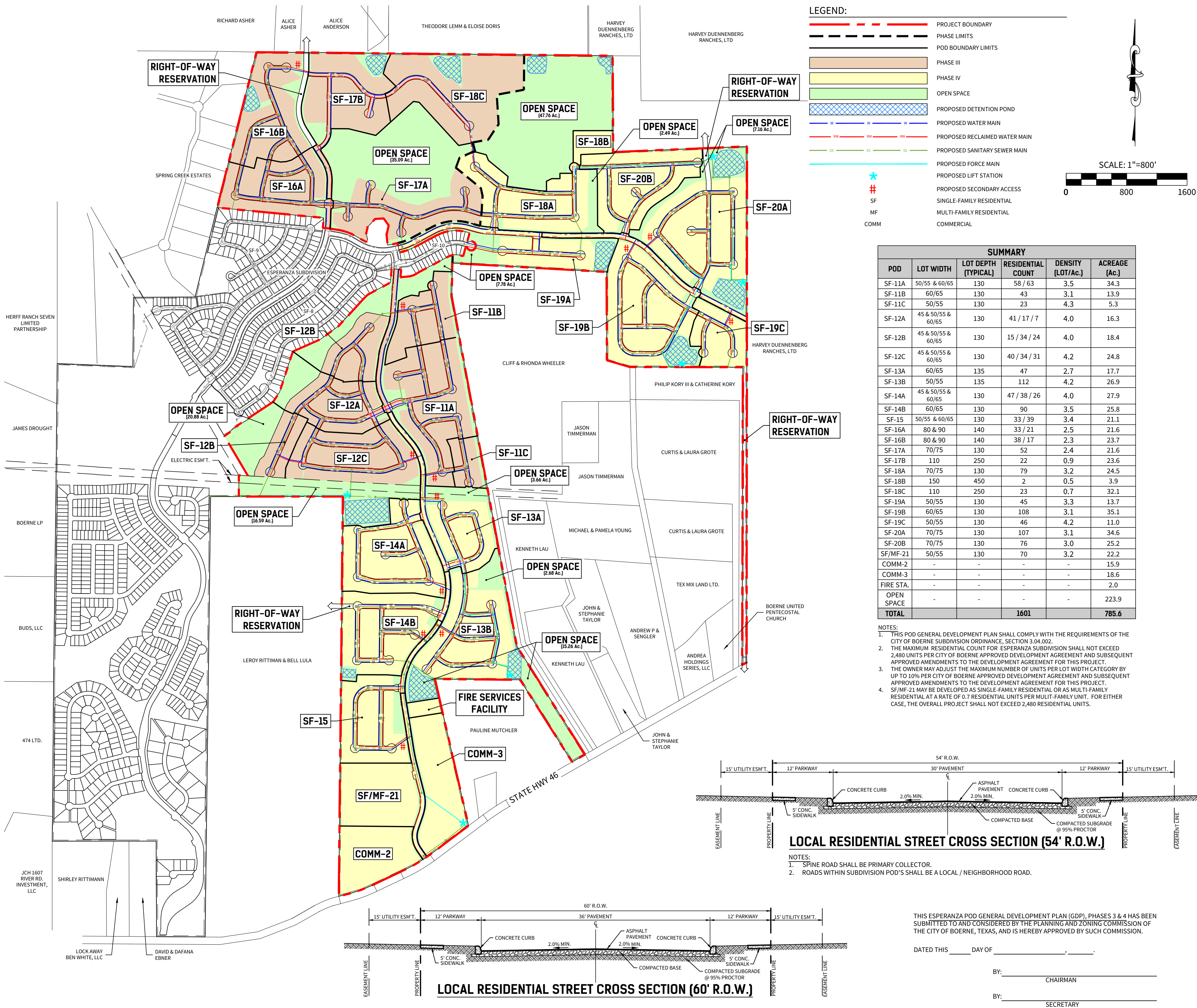
PROJECT NO.
03156.006.1

DRAWN BY
J.R.T.

CHECKED BY
W.P.M.

CUDE ENGINEERS
TBPE No. 0455

M-1




THIS ESPERANZA POD GENERAL DEVELOPMENT PLAN (GDP), PHASES 3 & 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, _____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> District Impacted <input checked="" type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	June 7, 2021
Requested Action	CONSIDER THE PRELIMINARY REPLAT FOR BOERNE NORTH BUSINESS PARK LOT 2A, 10.48 ACRES, 1 NON-RESIDENTIAL LOT (KAD NO. 19962, 19964, 19965, & 299569). TAKE NECESSARY ACTION.
Contact Person	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department
Background Information	<p>This is the Preliminary Replat for Boerne North Business Park Lot 2A. The Preliminary Replat consists of 1 non-residential lot on 10.48 acres. This plat will allow the Texas Star Nut fronting Market Avenue to expand their development onto this site.</p> <p>The Master Plan designates the Future Land Use for this property as Business Park. The Boerne North Business Park was previously vacated and replated in 1985 creating Lots 1 through 9, Block 1. In 2009, Lots 3 and 4 were amended creating Lots 3A and 4A. This replat proposes to combine Lots 2, 3A, 4A, and 5 along with previously unplatted land to create Lot 2A.</p> <p>The replat meets all the requirements of the subdivision ordinance.</p>
Item Justification	<div style="display: flex; justify-content: space-between;"> <div> <input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	Approved Master Development Plan

Legal Review	
Alternative Options	
Supporting Documents	Attached maps and plat.



SHOOTING CLUB RD

CEDAR LN

DOE DR

KENDALL OAKS DR

SITE

OUTAGE CITY LIMITS
IN CITY LIMITS

MARKET AVE

TRADE AVE

COMMERCE AVE

N MAIN ST

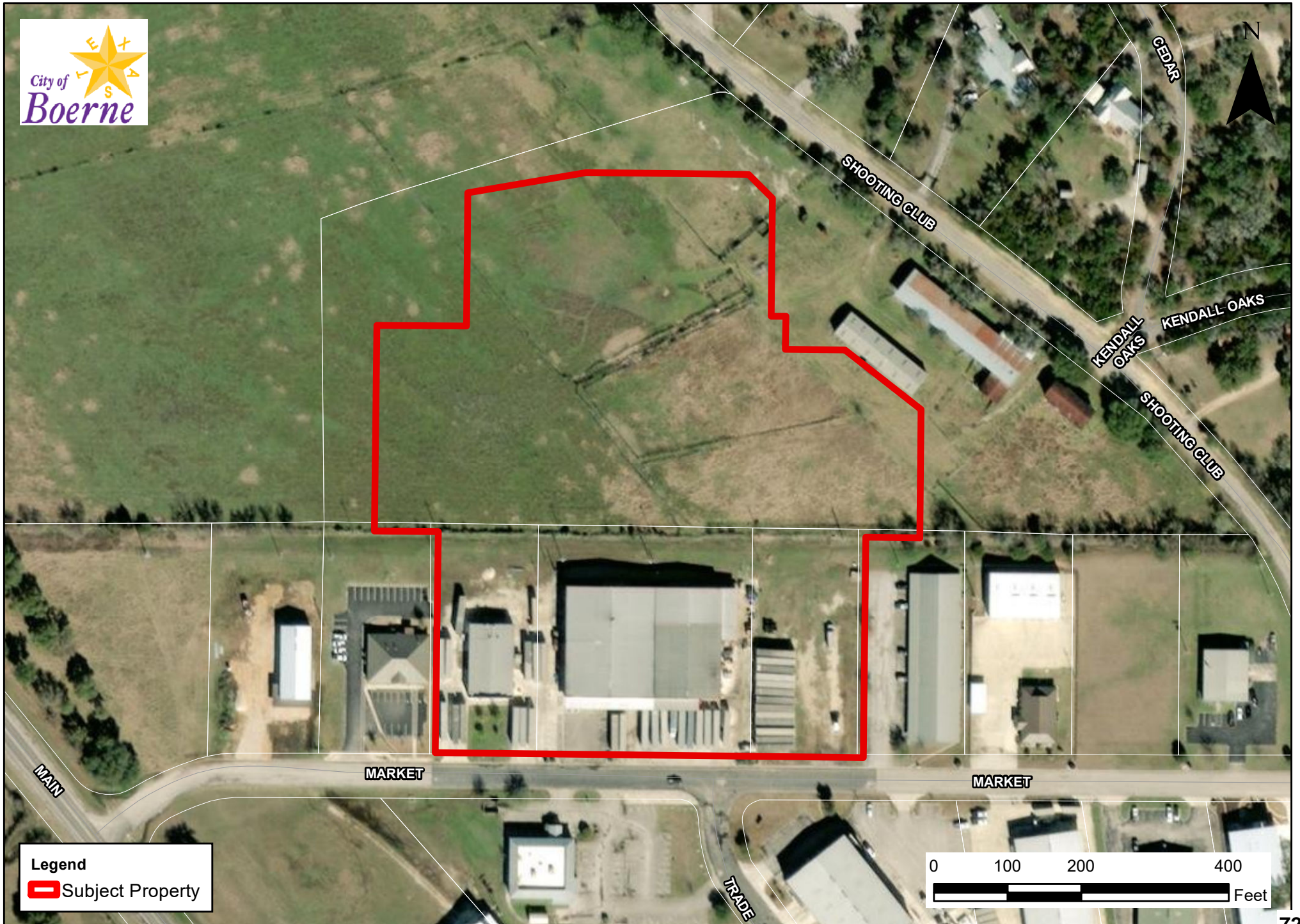
IH-40

TO SAN ANTONIO

CHAPARRAL
HILL RD

71

Aerial Map Boerne North Business Park Lot 2A

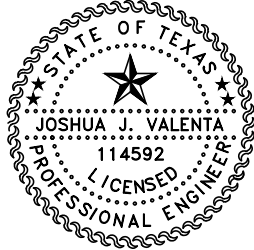


Legend
[Red Outline] Subject Property



STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE.



JOSHUA J. VALENTA

LICENSED PROFESSIONAL ENGINEER #114592
MATKIN HOOVER ENGINEERING

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____,

_____, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.



KYLE PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKIN HOOVER LAND SURVEYING

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____,

_____, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____,

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC KENDALL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, A.D. 202____ AT _____, M. IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

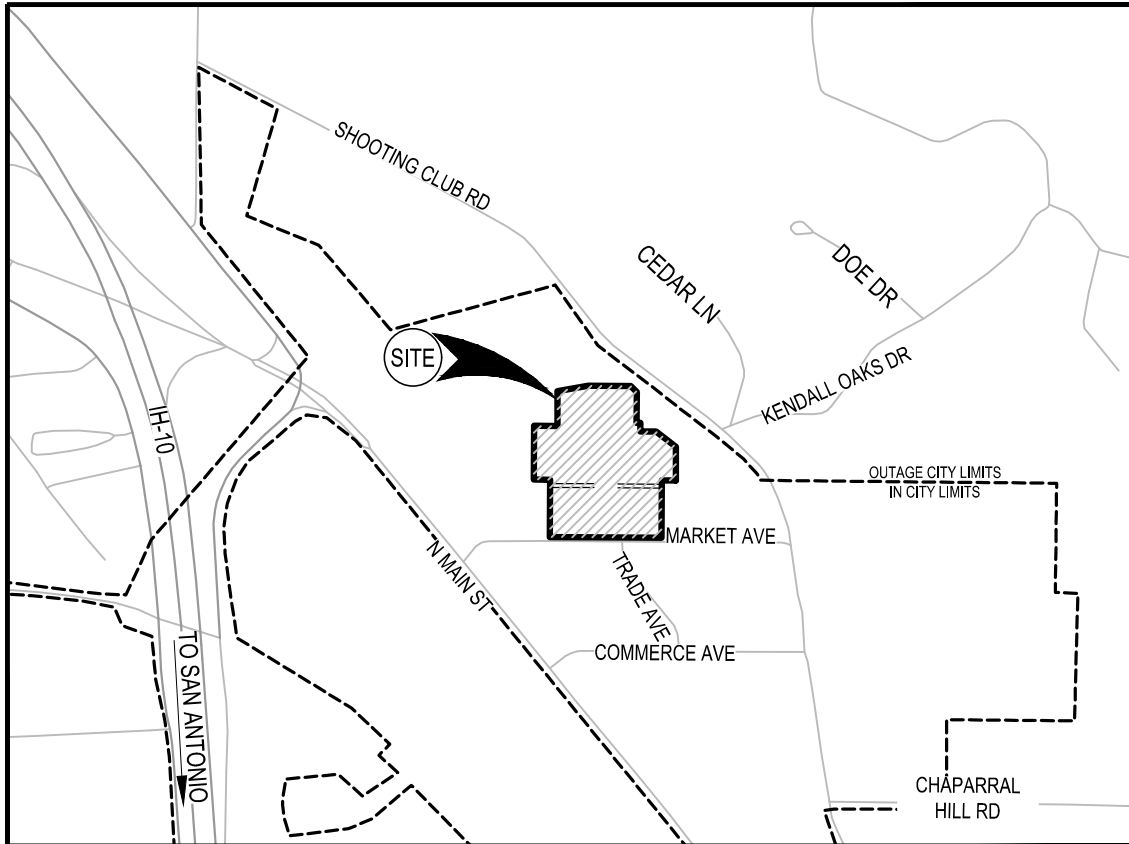
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. _____, KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____, A.D. 202____.

COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: _____
DEPUTY

A PRELIMINARY REPLAT OF LOT 2A OF BOERNE NORTH BUSINESS PARK

BEING A 10.48 ACRE TRACT OF LAND, OUT OF THE NEWTON AND TAYLOR SURVEY NO. 181, ABSTRACT 361, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 11.50 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1580, PAGE 323 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, ALL OF LOT 2 AND 5 OF THE RESUBDIVISION PLAT OF BOERNE NORTH BUSINESS PARK OF RECORD IN VOLUME 1, PAGES 359-361 OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS, AND ALL OF LOTS 3A AND 4A OF THE AMENDING PLAT OF BOERNE NORTH BUSINESS PARK OF RECORD IN VOLUME 6, PAGES 209-210 OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS.



LOCATION MAP - BOERNE, TEXAS
SCALE: 1" = 1000'

FENCE NOTES:

GATES ACROSS EASEMENT: DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

TAX CERTIFICATE:

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME _____, PAGE _____, KENDALL COUNTY OFFICIAL RECORDS.

SIDEWALK NOTE:

AT SUCH TIME AS A LOT IS DEVELOPED, A FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALK SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EACH LOT WHERE THE LOT ABUTS PUBLIC OR PRIVATE STREET.

SETBACKS IN THE CITY LIMITS:

LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OR LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

GRID STREET SETBACKS:

LOTS ON GRID NETWORK STREETS HAVE VARYING SETBACKS AS DEFINED IN THE ZONING ORDINANCE.

OPEN SPACE NOTE:

TOTAL OPEN SPACE PROVIDED SHALL BE 5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE DEDICATED TO VEHICLE ACCESS AND PARKING ON EACH LOT.

IMPACT FEE ASSESSMENT:

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 2019-56, SECTION 1.11.

GENERAL NOTES:

- THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 10.48 ACRES.
- NO PART OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
- BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.
- UNLESS OTHERWISE NOTED, ALL CORNERS AND ANGLES ARE SET 1/2" REBAR WITH RED "MATKIN HOOVER ENG. & SURVEY" PLASTIC CAPS.
- THERE ARE NO HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.
- THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
- THE SUBDIVISION CONTAINS NO OPEN SPACE LOTS.
- BOERNE NORTH BUSINESS PARK IS LOCATED WITHIN CITY OF BOERNE CITY LIMITS.

EASEMENT NOTES:

ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND / OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE OF THE DRAINAGE SYSTEM WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND / OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

- THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE, WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND / OR UNREASONABLY INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT.
- THE GRANTEE SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE GRANTEE'S USUAL AND CUSTOMARY PRACTICES.
- THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT (U.E.):

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

- THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
- THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S USUAL AND CUSTOMARY PRACTICES.

THIS REPLAT OF LOT 2A OF BOERNE NORTH BUSINESS PARK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS AND IS HEREBY APPROVED BY SUCH.

DATED THIS ____ DAY OF _____, A.D., 202____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

OWNER/DEVELOPER:

CHUCKSON LTD.
230 STATE HIGHWAY 46 EAST
BOERNE, TEXAS 78006

MATKIN HOOVER

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0999
TEXAS REGISTERED ENGINEERING FIRM E-004512

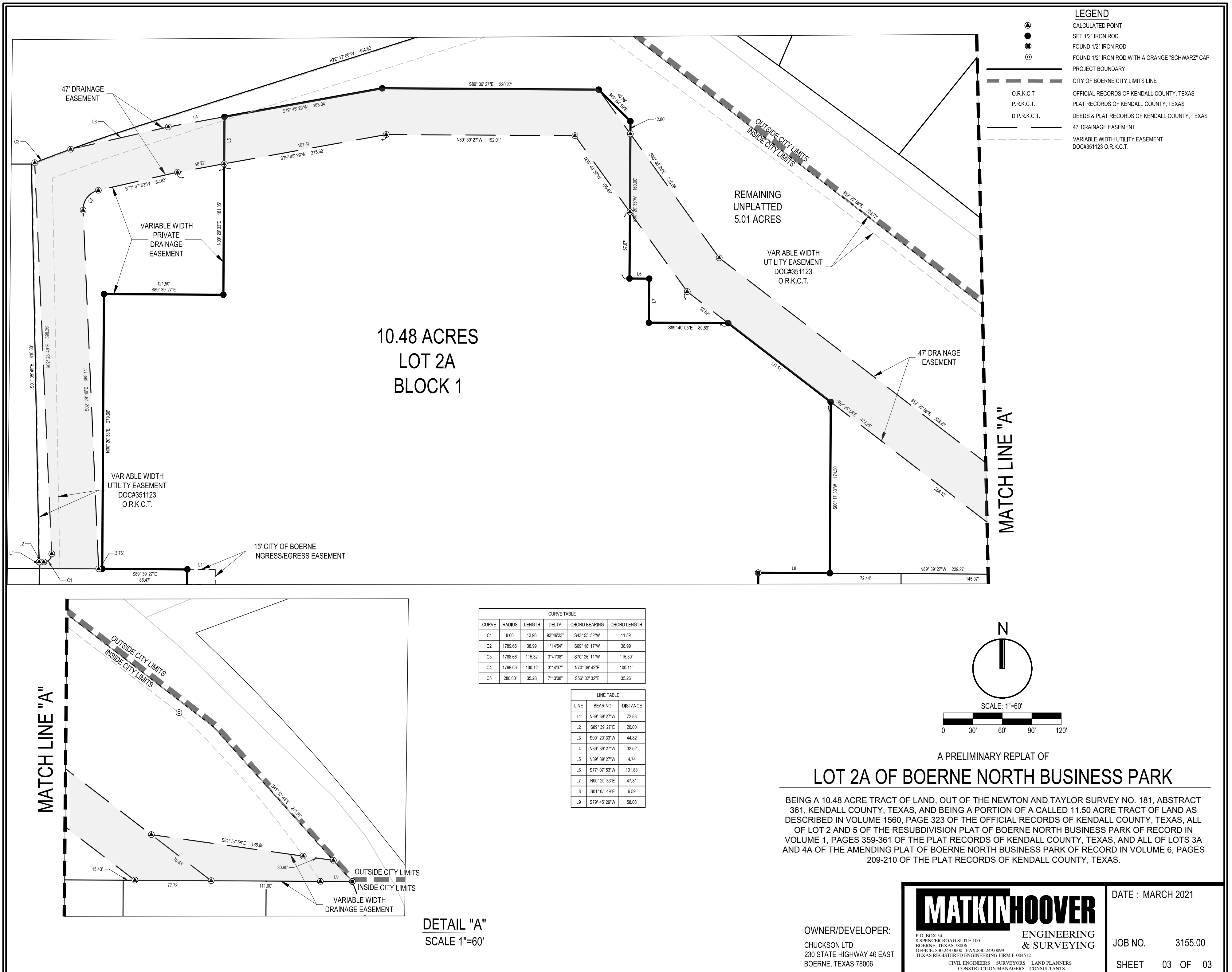
ENGINEERING
& SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE : MARCH 2021

JOB NO. 3155.00

SHEET 01 OF 03




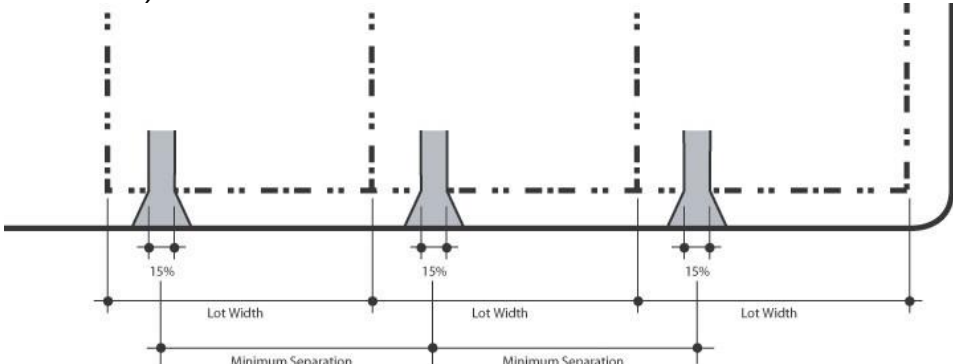
	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	June 7, 2021
Requested Action	<p>CONSIDER A REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 3 PLANNING AND COMMUNITY DESIGN STANDARDS, SECTION 3.04.004 B FOR A 2.241 ACRE TRACT GENERALLY LOCATED SOUTHWEST OF THE INTERSECITON OF STATE HIGHWAY 46 AND COUGHRAN ROAD (KAD NO. 307594) (UP ENGINEERING + SURVEYING)</p>
Contact Person	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department
Background Information	<p>The subject property is located along State Highway 46 and more generally located southwest of the intersection of State Highway 46 and Coughran Road within the City’s extraterritorial jurisdiction.</p> <p>The property owner plans to construct a Valero at this site. State Highway 46 is designated on the Thoroughfare Plan as a Major Arterial. According to 3.04.004 B. Table 3-16, driveway access to non-residential properties from a Major Arterial is not permitted.</p> <p>Subdivision Ordinance Article 3, Section 4.004. B. states the following:</p> <p>B. <i>Minimum Separation.</i> <i>Lot access points shall be separated from other access points along a single block face and from the street edge of intersections streets by the dimensions in Table 3-16. (“access separation”/ “separation from intersecting street”).</i></p> 

TABLE 3-16 : MINIMUM ACCESS SEPARATION**		
FUNCTIONAL CLASSIFICATION	ACCESS	
	RESIDENTIAL*	NON-RESIDENTIAL
MAJOR ARTERIAL	None	None
MINOR ARTERIAL	None	None
PRIMARY COLLECTOR	None, except as provided in Note 3 below	300' / 300'
SECONDARY COLLECTOR	None, except as provided in Note 3 below	200' / 200'
LOCAL	45' / 60'	100' / 100'
NEIGHBORHOOD LOCAL	45' / 60'	75' / 75'
ACCESS	None / 30'	None / 75'

* Minimum separation of residential lot access points may be averaged along a single block face.

** Separation between access points is measured from centerlines; separation from intersecting streets is measured from the center line of the access and the street edge of the intersecting street.

1. *Where applicable, driveways shall be aligned directly across from other driveways or street intersections on the opposite side of the street.*
2. *Where minimum separation distances limit individual lot access points, shared access easements, or rear and mid-block Access Streets or easements shall be used.*
3. *Where due to pre-existing lot and/or street configurations application of these standards would lead to ineffective and inefficient lot access, or for residential access to primary and secondary collectors to which the City Manager may grant exceptions to the access requirements of Table 3-16 provided:*
 - a. *The street design and transportation network will not be adversely affected by the exception, and the proposed access is generally consistent with the Specific Intent of this Section;*
 - b. *The proposed access is designed to provide the least possible impact on the public streetscape and transportation network; and*
 - c. *The proposed access has been reviewed recommended by the Public Works Director and Planning and Community Development Director.*

In the proposed language in the Unified Development Code, minimum separation on major and minor arterials for non-residential uses is 800 feet. The distance from the centerline of the proposed Spencer Ranch Boulevard to the centerline of the proposed driveway is approximately 472 feet.


Since the property is located in the ETJ, we do not have authority to approve the use. The city only has platting authority. During

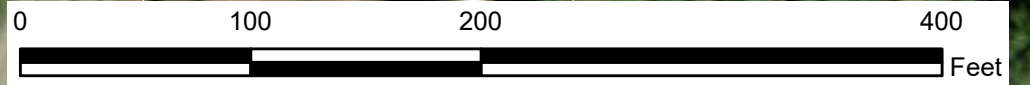
	<p>conversations regarding platting, the discussion of access was had. In the future they will have access off of the proposed Spencer Ranch Blvd through a backage street/driveway. They have requested additional access from Hwy 46. TxDOT has the ultimate authority regarding access off of a State Highway and they do allow limited driveway access along highways. TXDOT often does however defer to the City's regulations. In this case, we've met with TxDOT and the developer to determine the best scenario for the site. The developer has offered to build a long turn lane prior to their driveway all the way to the future Spencer Ranch Road. This turn lane will help to alleviate future traffic congestion in this area, will also serve as a turn lane onto Spencer Ranch Blvd which would provide safer traffic flow for this area. The developer is also providing a shared access point for other development that will likely occur to the west of this site.</p>
Item Justification	<div> <div> <input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Supporting documentation is attached

Aerial Map Big Country Store #104



Legend

 Subject Property



**CITY OF BOERNE
PLANNING AND ZONING COMMISSION**

VARIANCE APPLICATION



APPLICANT: UP Engineering + Surveying **PHONE NO.** 210-774-5504

PROPERTY ADDRESS: _____

LOT: N/A **BLOCK:** N/A **SUBDIVISION:** Big Country #104

OWNER: Spencer Ranch Partners, LLC **PHONE NO.** 210-663-9739
(If different from Applicant)

MAILING ADDRESS FOR NOTIFICATION OF PENDING COMMISSION MEETING:

Owner is giving UP Engineering + Surveying authority to represent him/her at the
hearing. (Applicant)


(Owner's Signature)

FEB - 9 - 2021
(Date)

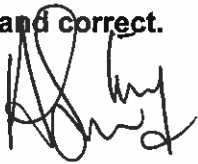
1. Applicant is making a request from the Boerne Subdivision Ordinance
(Article & Section No. 3.04.004 B)

Check one: (X) Variance () Appeal () Special Exception

2. Describe request:

The Owner is requesting a variance from Section 3.04.004 B regarding the proposed shared-use
driveway on SH 46. The proposed driveway will serve the development proposed with the Big
Country #104 plat, as well as future developments adjacent to the site. This shared drive will
facilitate internal traffic movement within the future development.

3. Applicant hereby requests this case be reviewed by the Planning and Zoning
Commission for a decision. I do hereby certify that the above statements are
true and correct.


(Applicant's Signature)

JAN - 29 - 2021
(Date)

**CITY OF BOERNE
PLANNING & ZONING COMMISSION**

ZONING VARIANCE WORKSHEET

Commission's Power to Grant Variances.

The Planning and Zoning Commission may grant a variance from the requirements of this ordinance when, in the Commission's judgment, the application of a subdivision standard to a particular property or project meets the required findings of section 2.06.002 of the Subdivision Ordinance.

Procedures for Variances.

The subdivider shall submit to the City Manager a written application for each variance which is requested, 14 days prior to the meeting at which the variance is to be considered, along with the appropriate filing fee established by City Council. The Planning and Zoning Commission shall not consider any action on the variance request until this fee has been paid. The findings of the Commission, together with the specific facts upon which such findings are based, shall be incorporated into the minutes of the Commission meeting at which the variance is granted.

In order to make a finding of hardship and to grant a variance, the Planning and Zoning Commission must determine that all of the following conditions are met. State how your request meets these conditions.

Findings Required for Variances.

A variance to the standards in the subdivision ordinance may be granted where the Planning and Zoning Commission finds that the following conditions exist:

- A. Are there unusual topographic or other physical conditions of the land or surrounding area, and these conditions are not typical to other lands in the area.

The site is only adjacent to existing TxDOT right of way, SH 46, and therefore only has one access point. The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations, as the design is required to meet both TxDOT and City standards.

- B. Is the condition beyond the control of the subdivider and is not due to the convenience or needs of a specific application or development proposal.

This hardship is related to the applicant's land, rather than personal circumstances. If we strictly comply with the Subdivision Regulation mentioned above, the site does not have an access drive onto any other existing road.

- C. Is the deviation minimal from the required standard necessary to allow a more appropriate design.

The deviation from the standard is necessary, as the site would not have access to an existing roadway without this requested deviation. The proposed driveway would result in a shared driveway which will be designed and built to TxDOT standards.

- D. Will the variance alter, negate or negatively impact the ability to meet any specific standard contained in the City of Boerne Zoning Ordinance.

Property is located within the City of Boerne ETJ, and does not have a zoning designation. Therefore the Zoning Ordinance does not apply to the the proposed development.

- E. Demonstrate that the required standard is inapplicable to the specific site, so that the proposed plat equally or better meet all of the following:

1. The goals and policies of the Master Plan;
2. The purposes of these regulations; and
3. The intent of the standards.

The proposed site, which is located within in the City of Boerne ETJ, is adjacent to TxDOT right of way.

The intent of the proposed driveway aligns with the mater development of the area, while also taking into account the purpose of these regulations.

- F. Will the variance have an adverse affect on existing adjacent landowners, potential future landowners in and adjacent to the subdivision, existing or potential development within any area of impact of the proposed subdivision.

The proposed driveway will be shared with the adjacent land owner. This variance will not have an adverse affect, and can be utilized for potential future development.

- G. Will the variance negatively impact efficient development of the land and surrounding areas based on sound planning principles and the goals and policies of the Master Plan.

The location of the proposed driveway takes into account ultimate development of the area.

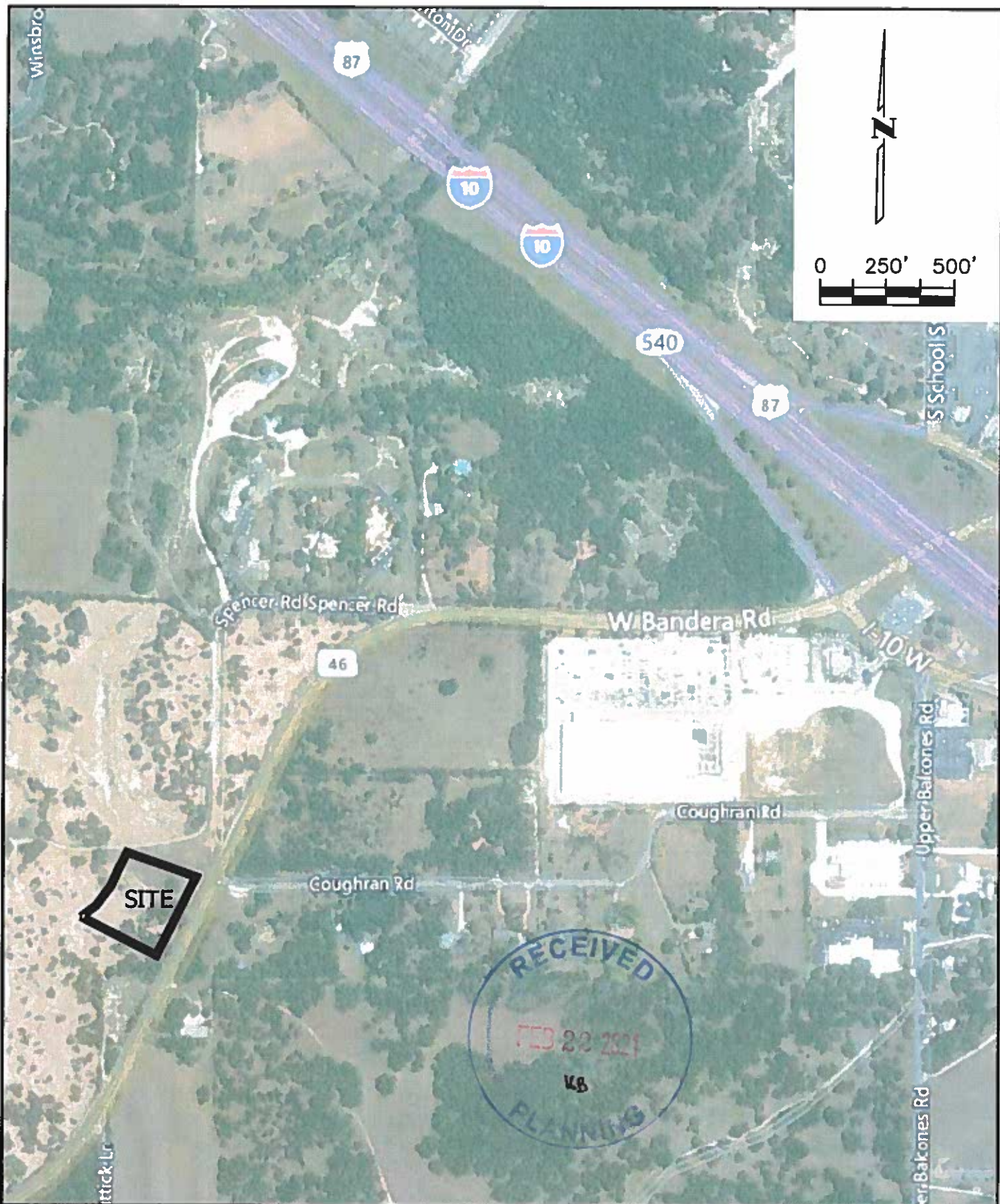
- H. Will the variance adversely impact the general health, safety and welfare of the public.

Allowing the variance would not impact the well-being, safety or welfare of the general public. Construction of the driveway implies that additional safety measures must be taken on SH 46 with the addition of a center turn lane.

Each subdivision standard for which a variance is requested shall be specifically identified as a Note on the final plat.

Conditions.

In granting approval of a subdivision with a variance, the Planning Commission may prescribe conditions to secure the objectives and interest of the City, and to enforce the purpose and intent of these regulations. In granting a variance, the Commission shall prescribe only conditions that it deems necessary to or desirable in the public interest.



<p>EXHIBIT</p> <p>A</p>	<p>SH 46 & COUGHRAN</p> <p>BOERNE, TX</p>	<p>AERIAL MAP</p>	<p>UP</p> <p>ENGINEERING</p> <p>1270 N LOOP 1804 E, SUITE 1310 SAN ANTONIO, TX 78232 TEL. 210-774-8504 WWW.UPEngineering.com TEXAS REG. NO. F-17892</p>
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FED. RD. DIV. NO.	PROJECT NO.			SHEET NO.
6	-			1
STATE	STATE DIST.	COUNTY		
TEXAS	SAT	KENDALL		
CONT.	SECT.	JOB	HIGHWAY NO.	
1042	02	-	SH 46	

STATE HIGHWAY 46 ROADWAY IMPROVEMENTS

**KENDALL COUNTY
BOERNE, TX**

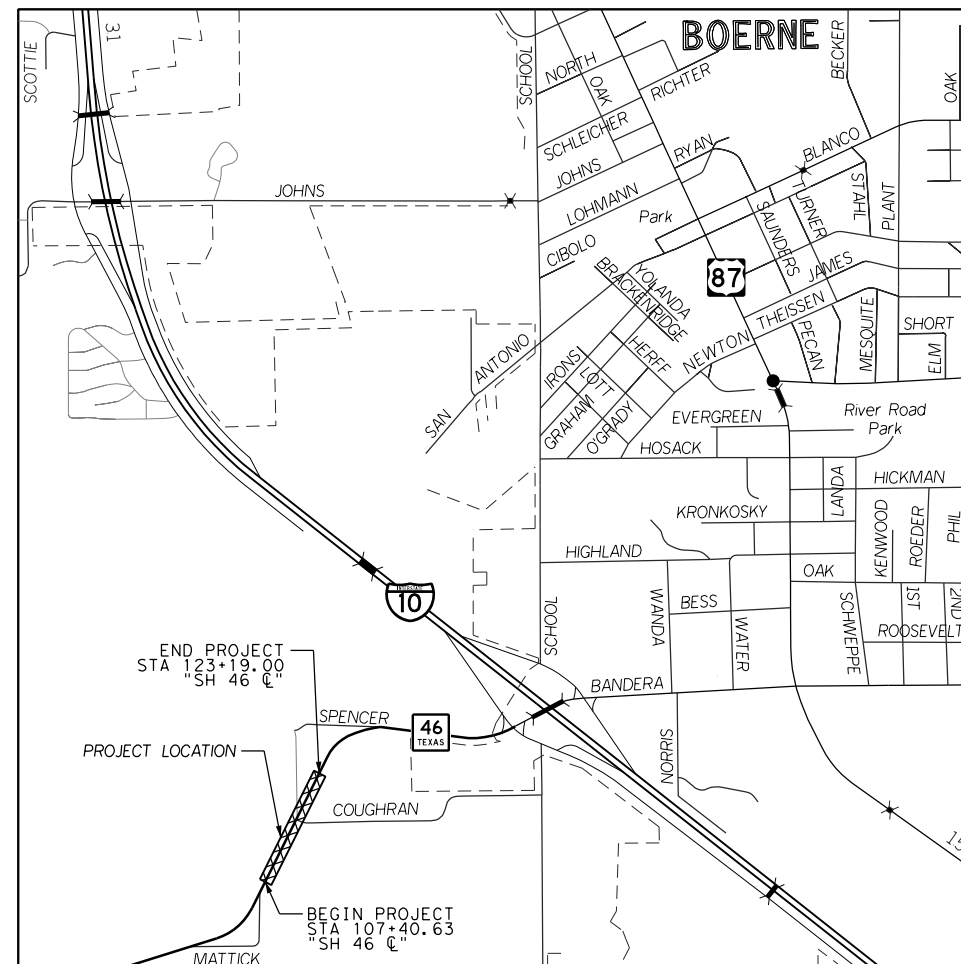
SH 46 AADT (2019): 9,406
SH 46 SPEED LIMIT: 60 MPH
AREA OF DISTURBED SOIL : 0.44 ACRES

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PROJECT LAYOUT
3	EXISTING TYPICAL SECTIONS
4	PROPOSED TYPICAL SECTIONS
5 - 7	GENERAL NOTES
8	SUMMARY OF QUANTITIES
9	TCP SCHEDULE OF BARRICADES
10	TCP NARRATIVE
11	TCP TYPICALS
12 - 13	TCP & SW3P PHASE I
14 - 15	TCP & SW3P PHASE II
16	STORM WATER POLLUTION PREVENTION PLAN (SW3P)
17	EC(2)-16
18	EDGECON
19 - 30	BC(1-12)-14
31	TCP(1-1)-18
32	TCP(3-1)-13
33 - 34	SSCB(2)-10
35	SLED-19
36 - 38	ROADWAY, SIGNING, MARKINGS, & DELINEATION LAYOUTS
39 - 40	DRIVEWAY PLAN & PROFILE
41	CROSS SECTION AT CULVERT
42 - 47	CROSS SECTIONS
48	SUMMARY OF SMALL SIGNS
49 - 51	PM(1-3)-20
52	SMD(GEN)-08
53 - 55	SMD(SLIP-1-3)-08

LIMITS
FROM: SH 46, 0.43 MILES WEST OF IH-10
TO: SH 46, 0.73 MILES WEST OF IH-10

NET LENGTH OF ROADWAY	=	1579 FT	0.30 MI
NET LENGTH OF BRIDGE	=	0.0 FT	0.00 MI
NET LENGTH OF PROJECT	=	1579 FT	0.30 MI

FOR WORK CONSISTING OF ROADWAY WIDENING AND PAVEMENT MARKINGS.



FILE LOCATION AND NAME

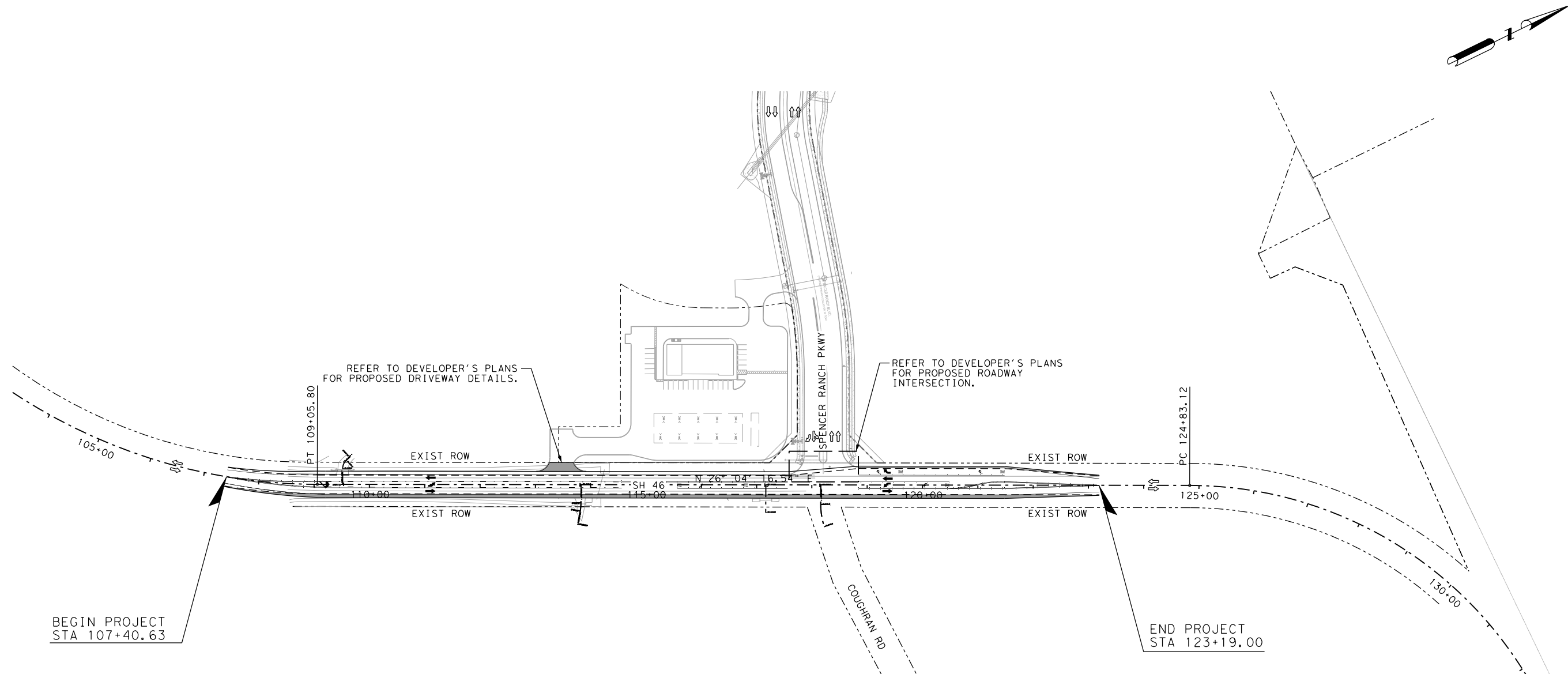
[illegible]

COUNTY _____ PROJ. NO. _____
 HWY. NO. _____ LETTING DATE _____
 DATE ACCEPTED _____

SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION,
NOVEMBER 1, 2014 AND THE SPECIFICATION ITEMS LISTED AND DATED AS
FOLLOWS, SHALL GOVERN ON THIS PROJECT: SPECIAL LABOR PROVISIONS
FOR STATE PROJECTS (000--008)



2:19:05 AM
5/14/2021
Legacy Engineering Group
P:\Private Development Projects\UP Engineering\SH 46 (C-Store)\4 - Design\Plan Set\1. General\SH046_PROJECT_LAYOUT_01.dgn



95% SUBMITTAL

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CONSTRUCTION OR PERMIT PURPOSES. THEY WERE
PREPARED BY, OR UNDER THE SUPERVISION OF:
ERIC HERNANDEZ 114309 5/14/2021
NAME P.E. # DATE



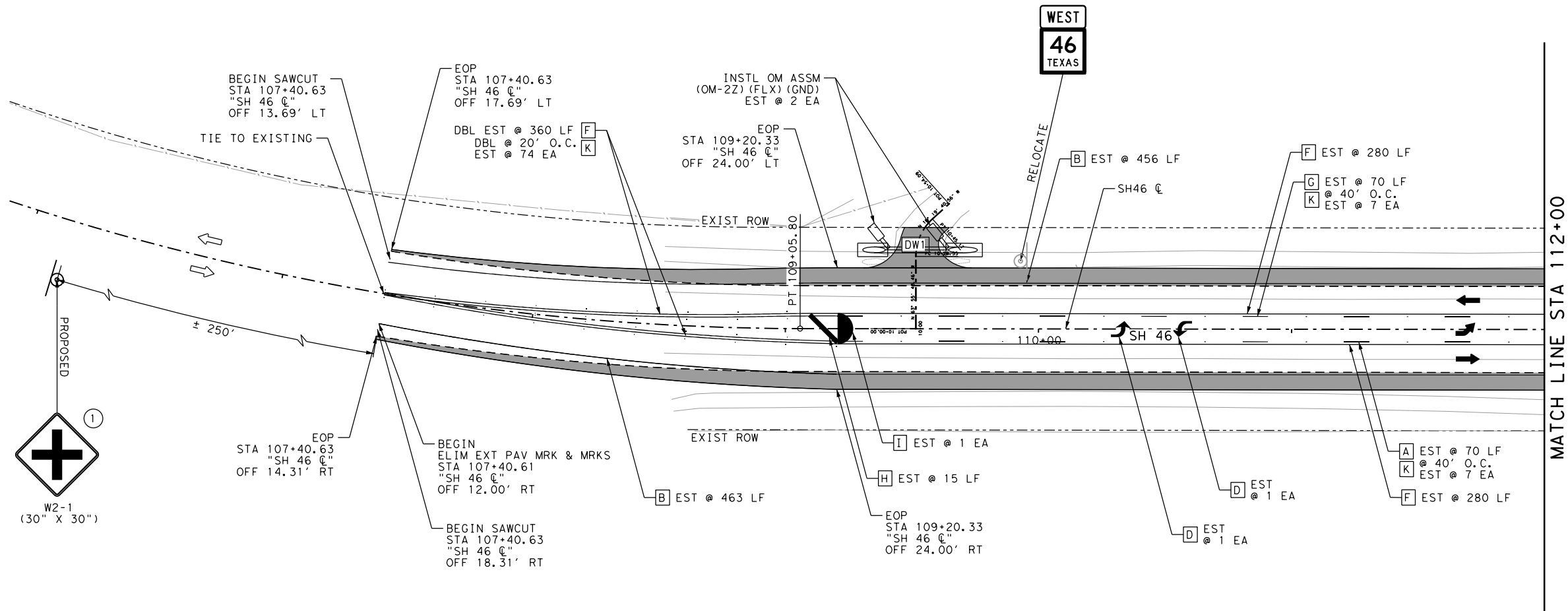
Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste. 830, San Antonio, Texas 78230,
210.660.1960/ TBPE Firm Registration No. 20623

SH 46 & COUGHRAN RD PROJECT LAYOUT

SCALE: 1" = 200' SHEET 1 OF 1

FED. RD. DIV. NO.	PROJECT NO.		SHEET
6	-		2
STATE	DIST.	COUNTY	
TEXAS	SAT	KENDALL	
CONT.	SECT.	JOB	ROADWAY
1042	02	-	SH 46

2:19:58 AM
5/14/2021
Legacy Engineering Group
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- LEGEND
- ← PROP. DIRECTION OF TRAFFIC
 - ⇐ EXIST. DIRECTION OF TRAFFIC
 - PROP. WIDENING
 - - SAW CUT LINE
 - [A] RE PM W/RET REQ TY I (W) 4" (BRK) (100MIL)
 - [B] REF PROF PAV MRK TY I (W) 4" (SLD) (100MIL)
 - [C] REFL PAV MRK TY I (W) 8" (SLD) (100MIL)
 - [D] REFL PAV MRK TY I (W) (ARROW) (100MIL)
 - [E] REFL PAV MRK TY I (W) (WORD) (100MIL)
 - [F] RE PM W/RET REQ TY I (Y) 4" (SLD) (100MIL)
 - [G] RE PM W/RET REQ TY I (Y) 4" (BRK) (100MIL)
 - [H] REFL PAV MRK TY I (Y) 24" (SLD) (100MIL)
 - [I] REFL PAV MRK TY I (Y) (MED NOSE) (100MIL)
 - [J] REFL PAV MRKR TY I-C
 - [K] REFL PAV MRKR TY II-A-A
 - # SMALL SIGN NUMBER
 - [DWX] DRIVEWAY
 - ⊙ EXISTING SIGN
 - ⊙ PROPOSED SIGN

95% SUBMITTAL

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ERIC HERNANDEZ 114309 5/14/2021
NAME P.E. # DATE

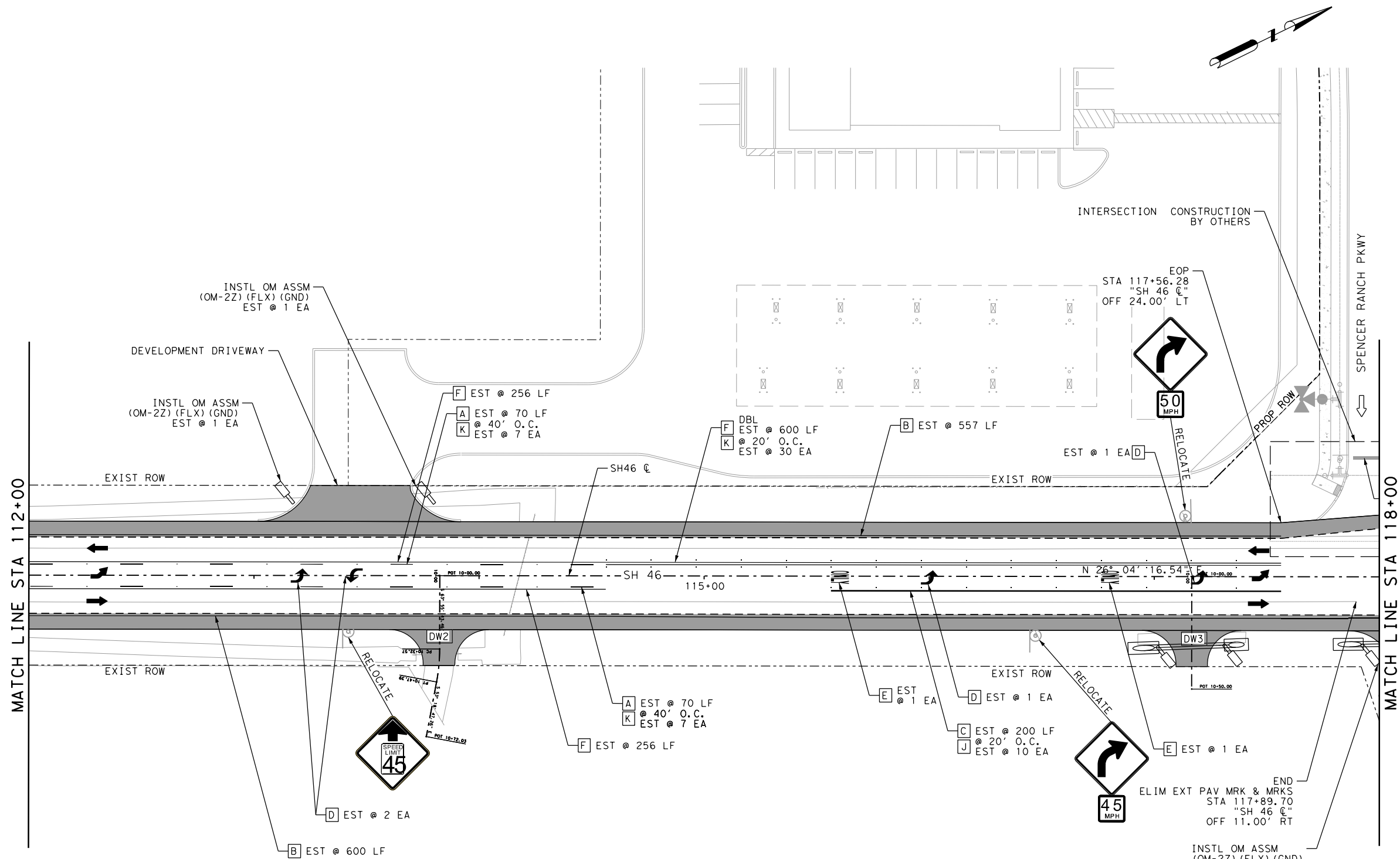


Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste. 830, San Antonio, Texas 78230,
210.660.1960/TBPE Firm Registration No. 20623

SH 46 & COUGHRAN RD
ROADWAY, SIGNING,
MARKINGS AND DELINEATORS

SCALE: 1" = 50'		SHEET 1 OF 3	
FED. RD. DIV. NO.	PROJECT NO.		SHEET
6	-		36
STATE	DIST.	COUNTY	
TEXAS	SAT	KENDALL	
CONT.	SECT.	JOB	ROADWAY
1042	02	-	SH 46

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5/14/2021
Legacy Engineering Group
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- LEGEND
- ← PROP. DIRECTION OF TRAFFIC
 - ⇐ EXIST. DIRECTION OF TRAFFIC
 - PROP. WIDENING
 - - - SAW CUT LINE
 - [A] RE PM W/RET REQ TY I (W) 4" (BRK) (100MIL)
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 - [H] REFL PAV MRK TY I (Y) 24" (SLD) (100MIL)
 - [I] REFL PAV MRK TY I (Y) (MED NOSE) (100MIL)
 - [J] REFL PAV MRKR TY I-C
 - [K] REFL PAV MRKR TY II-A-A
 - # SMALL SIGN NUMBER
 - [DWX] DRIVEWAY
 - ⊙ EXISTING SIGN
 - ⊙ PROPOSED SIGN

95% SUBMITTAL

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE PRELIMINARY AND SUBJECT
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CONSTRUCTION OR PERMIT PURPOSES. THEY WERE
PREPARED BY, OR UNDER THE SUPERVISION OF:
ERIC HERNANDEZ 114309 5/14/2021
NAME P.E. # DATE



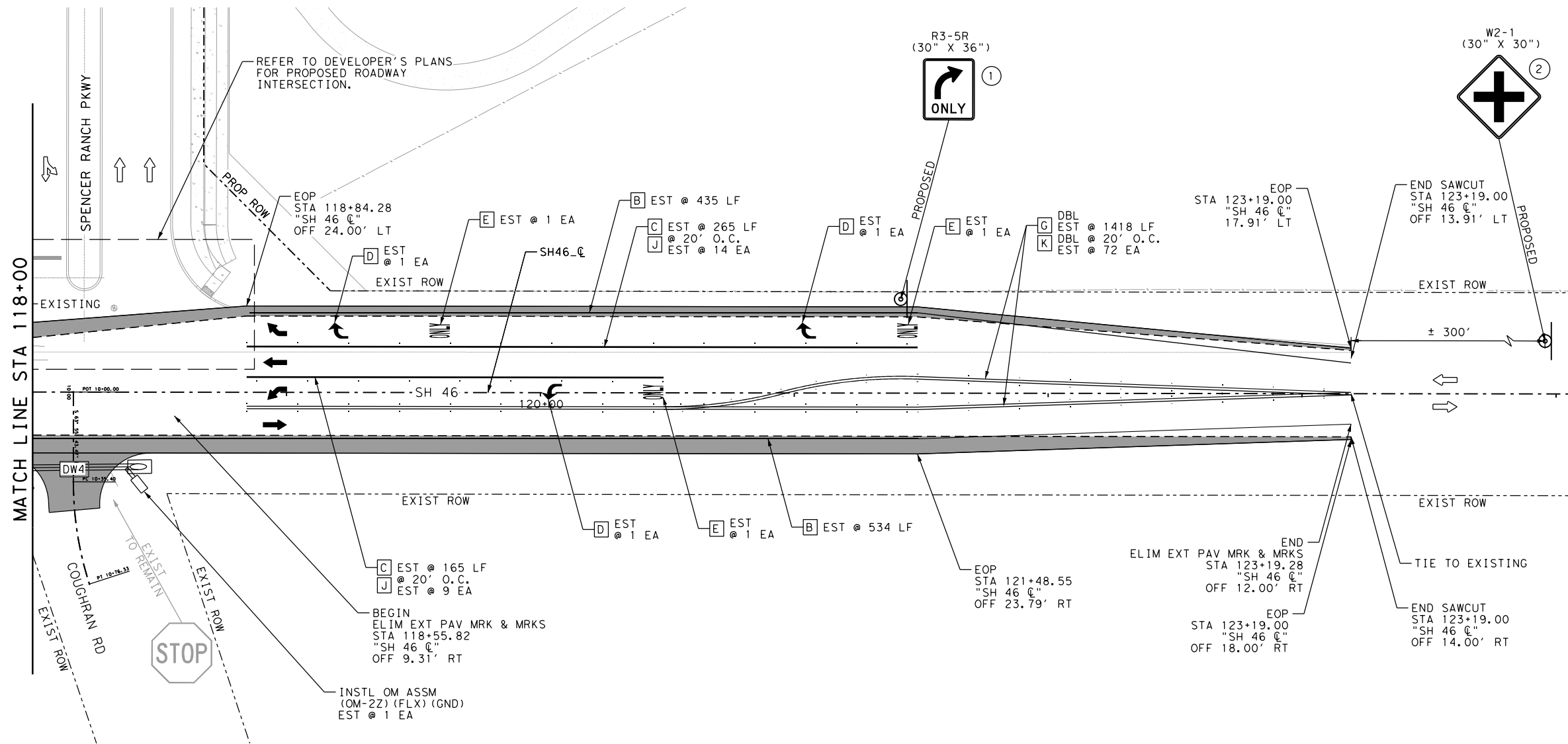
Legacy Engineering Group, PLLC
7800 W Interstate 10, Ste. 830, San Antonio, Texas 78230,
210.660.1960/TBPE Firm Registration No. 20623

SH 46 & COUGHRAN RD

ROADWAY, SIGNING,
MARKINGS AND DELINEATORS

SCALE: 1" = 50'		SHEET 2 OF 3	
FED. RD. DIV. NO.	PROJECT NO.	SHEET	
6	-	37	
STATE	DIST.	COUNTY	
TEXAS	SAT	KENDALL	
CONT.	SECT.	JOB	ROADWAY
1042	02	-	SH 46

2:20:44 AM
5/14/2021
Legacy Engineering Group
P:\Private Development Projects\UP Engineer\ing\SH 46 (C-Store)\4 - Design\Plan Set\3 - Roadway\SH046_RDW_LAYOUT_03.dgn



LEGEND

- ← PROP. DIRECTION OF TRAFFIC
- ⇐ EXIST. DIRECTION OF TRAFFIC
- PROP. WIDENING
- - SAW CUT LINE
- [A] RE PM W/RET REQ TY I (W) 4" (BRK) (100MIL)
- [B] REF PROF PAV MRK TY I (W) 4" (SLD) (100MIL)
- [C] REFL PAV MRK TY I (W) 8" (SLD) (100MIL)
- [D] REFL PAV MRK TY I (W) (ARROW) (100MIL)
- [E] REFL PAV MRK TY I (W) (WORD) (100MIL)
- [F] RE PM W/RET REQ TY I (Y) 4" (SLD) (100MIL)
- [G] RE PM W/RET REQ TY I (Y) 4" (BRK) (100MIL)
- [H] REFL PAV MRK TY I (Y) 24" (SLD) (100MIL)
- [I] REFL PAV MRK TY I (Y) (MED NOSE) (100MIL)
- [J] REFL PAV MRKR TY I-C
- [K] REFL PAV MRKR TY II-A-A
- # SMALL SIGN NUMBER
- [DWX] DRIVEWAY
- ⊙ EXISTING SIGN
- ⊙ PROPOSED SIGN

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ERIC HERNANDEZ 114309 5/14/2021
NAME P.E. # DATE

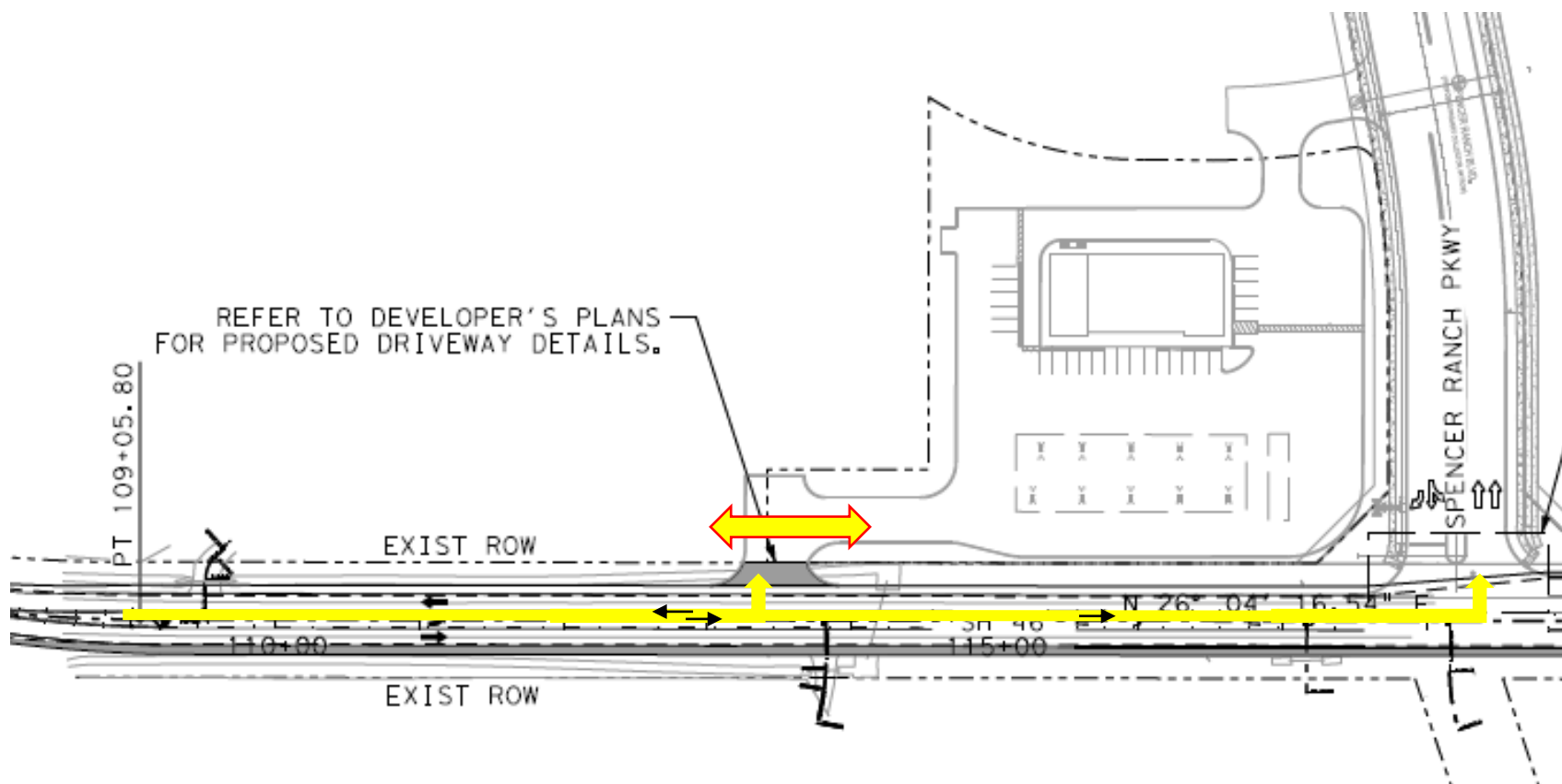



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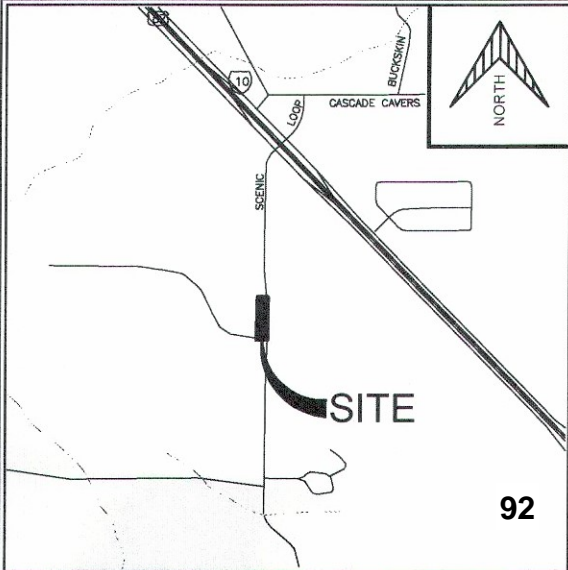
ROADWAY, SIGNING,
MARKINGS AND DELINEATORS

SCALE: 1" = 50'				SHEET 3 OF 3	
FED. RD. DIV. NO.		PROJECT NO.			SHEET
6		-			38
STATE	DIST.	COUNTY			
TEXAS	SAT.	KENDALL			
CONT.	SECT.	JOB	ROADWAY		
1042	02	-	SH 46		



	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input checked="" type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	June 7, 2021
Requested Action	<p>CONSIDER A REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 2, PROCEDURES, SECTION 2.02.003 NOTICE OF ADMINISTRATIVELY COMPLETE APPLICATION FOR SCENIC LOOP ROAD SUBDIVISION LOCATED AT SCENIC LOOP ROAD AND SOPHIA CIRCLE (KAD NO. 12225). TAKE NECESSARY ACTION.</p>
Contact Person	Rebecca Pacini, AICP, Planner III, Planning and Community Development
Background Information	<p>The owner requests that the one (1) year expiration for preliminary plat approval be extended an additional two (2) years. The plat submittal was deemed administratively complete on June 10, 2019. He is requesting the extension because he has recently purchased the property and would like to make use of the work that has already been done. This request, if granted, would extend the plat approval through June 10, 2022, to give the new owner a year to seek approval of the preliminary plat.</p> <p>Per the Subdivision Ordinance, Section 2.02.003, the preliminary plat application will expire unless a variance to this section is approved by the P&Z.</p> <p><i>2.02.003 Notice of Administratively Complete Application</i></p> <p><i>After initial submittal of the preliminary plat, the City staff will notify the subdivider, developer or engineer of record via email or formal letter if the submittal is administratively complete per Section 2.02.001. Any deficiencies in the submittal shall be specifically identified in the notice. If the subdivider, developer or engineer of record is notified that a submittal is incomplete, review of the plat will be delayed until the submittal is deemed complete by City staff. If the submittal is not complete or approved within one year of the initial submittal date, the plat and plans are void.</i></p> <p>Rather than start over with a new preliminary plat after June, the</p>

	owner requests a variance to the section of the ordinance regarding preliminary plat expiration. The last set of comments for this subdivision were sent December 5, 2019. The current owner purchased the property in March 2021 and would like to continue the plat as proposed in the preliminary plat.
Item Justification	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	We could allow the plat to expire and they would have to resubmit a preliminary plat.
Supporting Documents	Attached



Aerial Map
Scenic Loop Road Subdivision



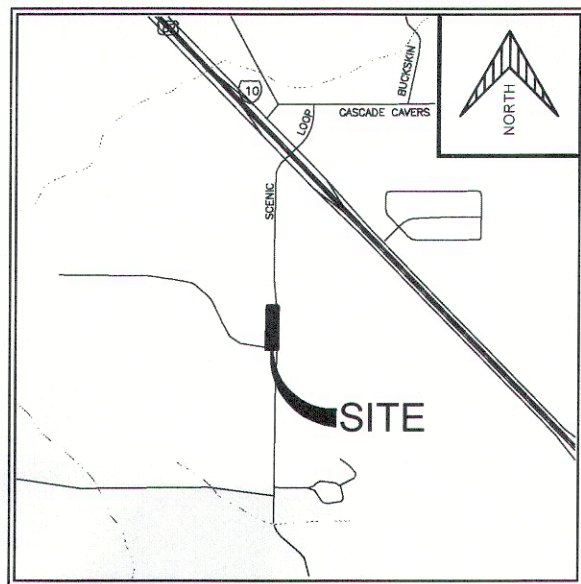
From: [MIKE AFSOUS](#)
To: [Rebecca Pacini](#)
Subject: Re: 31905 IH-10 - Scenic Loop
Date: Wednesday, May 19, 2021 5:48:56 PM
Attachments: [image002.png](#)

Hi Rebecca,

Thank you for meeting with us today regarding the plat for SCENIC LOOP ROAD SUBDIVISION, if we can apply for an extension of the platting that will be great, let me know if you need anything from us.

Thank You

Mike Afsous



LOCATION MAP
NOT TO SCALE

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE OF THE DRAINAGE SYSTEM WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE THE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

1. THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE, WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT.

2. THE GRANTEE SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE GRANTEE'S USUAL AND CUSTOMARY PRACTICES.

3. THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT:

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE OF THE UTILITIES WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT, HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

2. THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE UTILITIES, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S USUAL.

IMPACT FEE ASSESSMENT:

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 2017-13, SECTION 1.10(5).

SIDEWALK NOTES:

AT SUCH TIME AS A LOT IS DEVELOPED, A FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EACH LOT WHERE THE LOT ABUTS PUBLIC OR PRIVATE STREET.

GATES ACROSS EASEMENT:

DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

OBSTRUCTIONS OF DRAINAGE:

ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

SETBACKS IN CITY LIMITS:

LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OR A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

LEGEND

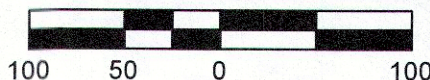
609	EXISTING CONTOUR
AC	ACRES
EGTCA	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ESMT	EASEMENT
ETJ	EXTRATERRITORIAL JURISDICTION
EX	EXISTING
OPR	OFFICIAL PUBLIC RECORDS
ROW	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
●	SET 3" IRON ROD
⊙	FOUND 3" REBAR WITH NO IDENTIFICATION (UNLESS NOTED OTHERWISE SURFACE)
⊙	FOUND 3" REBAR WITH PLASTIC CAP
℄	CENTERLINE OF RIGHT-OF-WAY

NOTES:

1. ALL LOT CORNERS ARE MONUMENTED WITH FOUND 1/2" REBAR UNLESS NOTED OTHERWISE.
2. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
3. ALL LOTS ARE OUTSIDE THE 100 YEAR FLOOD PLAIN (ZONE "X" UNSHADED) F.E.M.A. PANEL NO. 48029C0295F, EFFECTIVE DATE: SEPTEMBER 29, 2010.
4. BEARINGS, DISTANCES AND COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83. VERTICAL DATUM IS NAVD 88. GRID DISTANCES CAN BE ADJUSTED TO SURFACE USING THE COMBINED SCALE FACTOR OF 1.00017. STATE PLANE COORDINATES ESTABLISHED USING LEICA SMARTNET GPS RTK NETWORK.
5. ZONING B-2.
6. OPEN SPACE NOTE: 5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE DEDICATED TO VEHICLE ACCESS AND PARKING. MAX LOT COVER IS 95% WITH CONDITIONS FOR OPEN SPACE AS OUTLINED IN ZONING ORDINANCE #581.
7. PRESERVATION OR REMOVAL OF HERITAGE TREES WILL BE DONE PER SECTION 2.02.002 (T) OF THE SUBDIVISION ORDINANCE. THERE ARE 0 HERITAGE LEGACY TREE, AS DEFINED IN SUBSECTION 2.02.002 IDENTIFIED ON THIS PLAT.



SCALE: 1"=100'



**PRELIMINARY PLAT OF
SCENIC LOOP ROAD SUBDIVISION**

A 4.31 ACRES TRACT OF LAND, SITUATED IN THE ANTONIO CRUZ SURVEY ABSTRACT 97, SECTION 170, KENDALL COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.431 ACRE TRACT DESCRIBED IN PARTITION DEED, RECORDED IN VOLUME 1250, PAGE 1037, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF KENDALL
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JOHN M LEWIS
PO BOX 691111
SAN ANTONIO, TX 78269

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF KENDALL
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____.

NOTARY PUBLIC
KENDALL COUNTY TEXAS

STATE OF TEXAS
COUNTY OF KENDALL
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS,

STATE OF TEXAS
COUNTY OF KENDALL
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS,

THIS PLAT OF SCENIC LOOP ROAD SUB, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS AND IS HEREBY APPROVED BY SUCH.

DATED THIS ____ DAY OF _____, A.D., 20 ____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____

DAY OF _____ A.D. ____ AT ____ M. AND DULY RECORDED THE

____ DAY OF _____ A.D. ____ AT ____ M. IN THE DEED AND

AND PLAT RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE

_____, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL

SEAL OF OFFICE, THIS ____ DAY OF _____ A.D. ____.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____, DEPUTY


SHEET 1 OF 1



RED & BLACK
ENGINEERING GROUP

PHONE: (210)515-4833
14603 HUEBNER ROAD, BLDG 11
SAN ANTONIO, TX 78230
WWW.REDBLACKEG.COM
TBPE F-18934

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	23.51'	15.00'	89°48'04"	14.95'	N 45°50'25" E	21.18'

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;">District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input checked="" type="checkbox"/> All</p> </div>		
Agenda Date	<i>June 07, 2021</i>		
Requested Action	<p>CONSIDER PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) INCLUDING BUT NOT LIMITED TO CITYWIDE REZONING, OVERLAY DISTRICTS AND DEVELOPMENT PROCESSES.</p> <p>I. STAFF PRESENTATION II. PUBLIC HEARING</p>		
Contact Person	Laura Haning, Planning and Community Development Director		
Background Information	Staff will provide the most recent changes to the proposed UDC, specifically regarding the overlay districts, the zoning map and definitions.		
Item Justification	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input checked="" type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </td> </tr> </table>	<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input checked="" type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input checked="" type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____		
Financial Considerations			
Citizen Input/Board Review			
Legal Review			
Alternative Options			
Supporting Documents	Supporting documentation is attached		



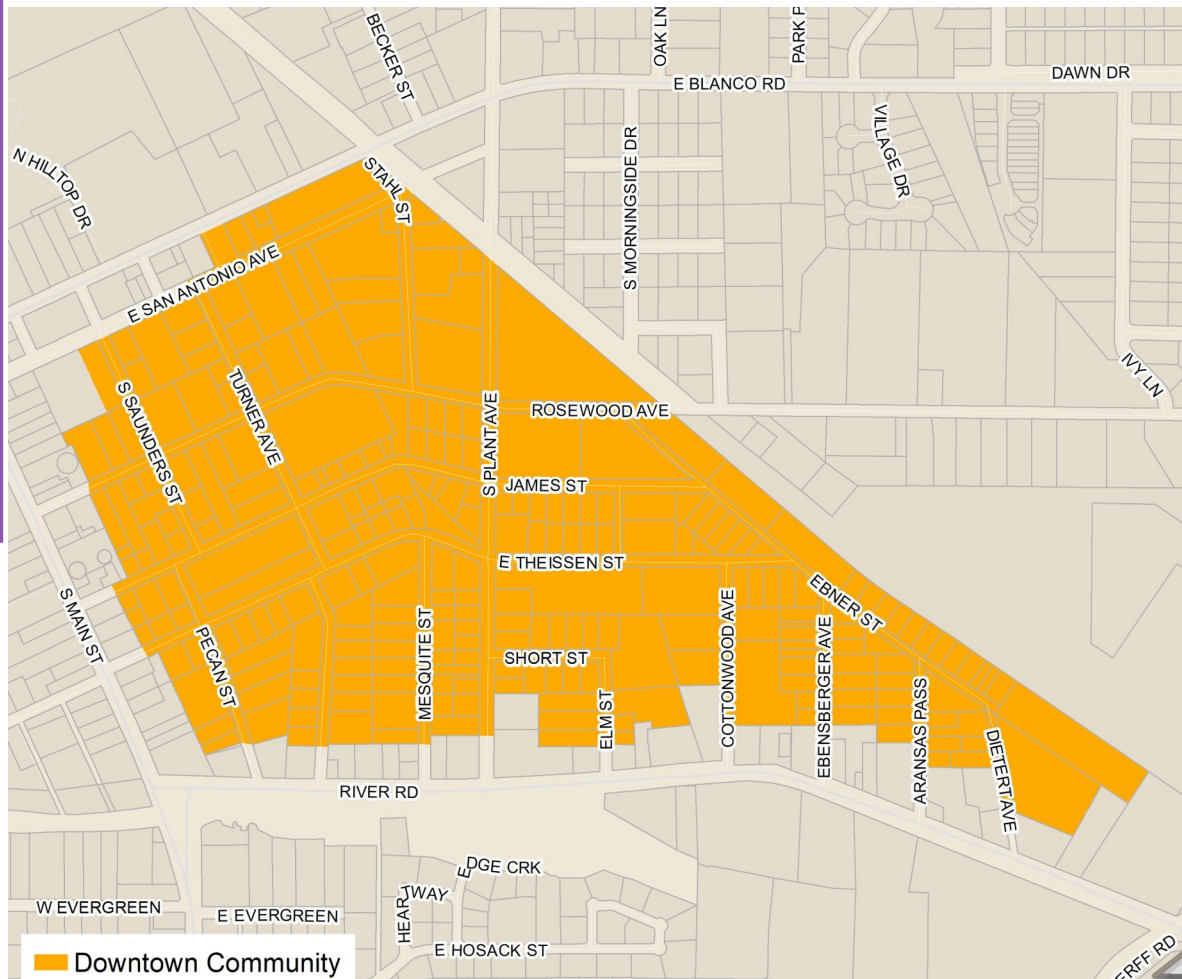
Downtown Community Overlay District At-A-Glance

June 4, 2021

DOWNTOWN COMMUNITY

The Downtown Community Overlay District includes the area that is north of the River Road Overlay District, east of the Historic District, west of the Old Number 9 Trail, and along and south of Blanco Road. Though most of the buildings in this district are not eligible for designation as historic structures, this district significantly impacts the character of Boerne. The purpose of this overlay district is to protect one of the older, more established neighborhoods of Boerne, and to preserve the delicate balance of commercial and residential uses in the area.

The requirements of the Downtown Community Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.



DIMENSIONS

(those that differ from base zoning)

HEIGHT AND SETBACKS

Maximum height:	30 ft/2 stories; 38 ft/3 stories if step back of 10 ft
Front yard (nonresidential):	10 ft, or same as min. for adjacent residence
Front yard (residential):	follow base zoning
Other setbacks:	follow base zoning

LOTS AND COVERAGE

Follow base zoning

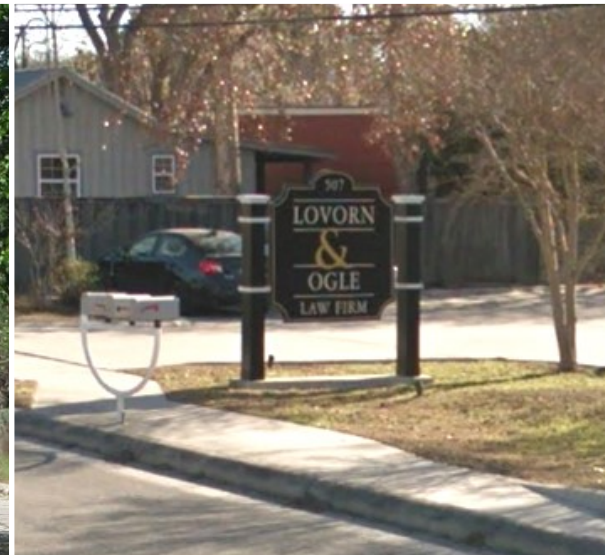
ZONING AND USES

ADDITIONAL USES ALLOWED

- Mixed-use building (commercial only)
- Mixed-use lot (commercial only)
- Short-term rental
- Single-family dwelling (attached or detached)

ADDITIONAL USE RESTRICTIONS

- Bar/wine bar (if allowed): maximum building area is 2,500 sf, and no alcohol service past midnight
- Car wash: prohibited
- Craft alcohol production (if allowed): minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 sf for manufacturing related activities
- Gas station: prohibited
- Multi-family: prohibited
- Parking lot/garage: SUP required
- RV park: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply



ADDITIONAL LANDSCAPING AND FENCING REQUIREMENTS

- Tree canopy coverage of 50% or more for nonresidential properties.
- Nonresidential properties have to be fully fenced next to residences, with 6-foot fences.

PARKING AND SIDEWALKS

- 50% standard parking requirement for nonresidential uses
- Credits for spaces within 60 feet along streets
- Line up with existing sidewalks on neighboring properties.
- An unobstructed pedestrian zone of 4 feet is required for sidewalks.
- Preserve a clearing above the sidewalk of at least 8 feet.
- Signs, planters, benches and other furnishings are allowed if they don't encroach the 4 ft unobstructed space, and if they are set back more than 2 feet from back of curb.

SIGNAGE

PROHIBITED SIGN TYPES AND SIGN ELEMENTS

- Roof signs
- Portable changeable message board signs
- Sign illumination that isn't static

DECORATIVE POST AND PANEL SIGNS

- Max height = 8 ft

REQUIRES A CERTIFICATE OF APPROVAL FROM DRC

- Pole signs
- Pylon signs
- Illuminated signs where illumination is static
- Digital signs

OVERLAY DISTRICTS

C1-DT

NEIGHBORHOOD COMMERCIAL - DOWNTOWN COMMUNITY

The Neighborhood Commercial category is for neighborhood-compatible commercial uses. Usually located between residential areas and commercial areas, Neighborhood Commercial includes single and multi-tenant properties. Neighborhood Commercial is applicable in any area where small-scale retail and services are desired to support adjacent residential use.

The requirements of the Downtown Community Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

ALLOWED USES, NO SUP REQUIRED

Assisted living facility
Barber/beauty shop
Commercial mail facility
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Live-work unit
Medical - laboratory/diagnostic services, offices/ outpatient
Mixed-use building
Mixed-use lot
Office (1 story)
Park or open space (private or public)
Public safety facility
Restaurant
Retail sales
Short-term rental
Single-family dwelling (attached or detached)
Spa
Accessory bank kiosks
Accessory childcare
Accessory garden

SPECIAL USE PERMIT (SUP) REQUIRED

Animal boarding (indoor)
Assembly
Bank/financial institutions
Bar/wine bar
Commercial communication system
Community garden
Community home
Contractor
Convenience store
Craft alcohol production
Day care (adult)
Day care (More than 6 children, not home occupation)
Farmer's market
Halfway house
Laboratory
Laundry (self-service)
Medical – pharmacy, urgent care
Mobile food vendor park
Nursing/residential care facility
Office (2 stories)
Produce stand
Shopping center
Thrift store (no outside storage/donation bin)
Urban farm, small (less than one acre)
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory drive-through facility
Accessory school

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories if step back of 10 ft
Front yard: 10 ft, or same setback as min. for adjacent residence
Side yard: 5 ft; 10 ft if corner lot; 10 ft if adj. to residential
Rear yard: 20 ft

LOTS AND COVERAGE

Max. lot width: 150 ft or 1/2 block width
Max. footprint: 5,000 sf/building

TEMPORARY USES REQUIRING A PERMIT

Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

ADDITIONAL USE RESTRICTIONS

- Bar/wine bar (if allowed): maximum building area is 2,500 sf, and no alcohol service past midnight
- Car wash: prohibited
- Craft alcohol production (if allowed): minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 sf for manufacturing related activities
- Gas station: prohibited
- Multi-family: prohibited
- Parking lot/garage: SUP required
- RV park: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

C2-DT

TRANSITIONAL COMMERCIAL - DOWNTOWN COMMUNITY

Transitional Commercial is a transition between lower and higher intensity commercial properties, and as a transition between neighborhoods and commercial areas. Properties zoned Transitional Commercial might have high peak hour trip generation, but their daily overall trip generation should not be high. Transitional Commercial properties should be characterized by pedestrian-oriented design.

The requirements of the Downtown Community Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

ALLOWED USES, NO SUP REQUIRED

Animal boarding (Indoor)
Assembly
Assisted living facility
Bank/financial institutions
Barber/beauty shop
Commercial mail facility
Convenience store
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Library
Live-work unit
Medical - laboratory/diagnostic services, offices/ outpatient, pharmacy, urgent care
Mixed-use building
Mixed-use lot
Museum
Nursing/residential care facility
Office (1 story)
Office (2 stories)
Park or open space (public or private)
Plant nursery
Public safety facility
Restaurant
Retail sales
Short-term rental
Single-family dwelling (attached or detached)
Spa
Veterinary clinic (Indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks
Accessory childcare
Accessory convenience store
Accessory garden

SPECIAL USE PERMIT (SUP) REQUIRED

Artisan craft production
Automobile parts and parts sales
Automobile service (no outside storage)
Bar/wine bar
Club/lodge
Commercial communication system
Commercial recreation (indoor)
Community garden
Community home
Contractor
Craft alcohol production
Day care (adult)
Day care (more than 6 children, not home occupation)
Farmer's market
Funeral home/mortuary
Halfway house
Hotel - boutique (30 rooms or less)
Industrial arts studio
Laboratory
Laundry (self-service)
Medical - freestanding emergency room, surgical center
Mobile food vendor park
Movie theater
Parking lot/garage
Produce stand
School
Shopping center
Thrift store (no outside storage/donation bin)
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory drive-through facility
Accessory parking lot/garage
Accessory processing

DIMENSIONS

HEIGHT AND SETBACKS

Maximum height:	30 ft/2 stories; 38 ft/3 stories if step back of 10 ft
Front yard:	10 ft, or same as min. for adjacent residence
Side yard:	10 ft; 20 ft if adj. to residential
Rear yard:	20 ft

LOTS AND COVERAGE

Max. lot width:	200 ft or 1/2 block width
Max. footprint:	12,000 sf/building

Accessory school

TEMPORARY USES REQUIRING A PERMIT

Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

ADDITIONAL USE RESTRICTIONS

- Bar/wine bar (if allowed): maximum building area is 2,500 sf, and no alcohol service past midnight
- Car wash: prohibited
- Craft alcohol production (if allowed): minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 sf for manufacturing related activities
- Gas station: prohibited
- Multi-family: prohibited
- Parking lot/garage: SUP required
- RV park: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

OVERLAY DISTRICTS

C3-DT

COMMUNITY COMMERCIAL - DOWNTOWN COMMUNITY

The Community Commercial category applies to commercial uses that have a lower transportation demand and footprint than Regional Commercial, but a higher transportation demand and footprint than Transitional Commercial. Commercial properties along arterials of the City

The requirements of the Downtown Community Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

ALLOWED USES, NO SUP REQUIRED

Animal boarding (Indoor)
Assembly
Assisted living facility
Automobile parts and parts sales
Automobile service (no outside storage)
Bank/financial institutions
Bar/wine bar
Barber/beauty shop
Club/lodge
Commercial mail facility
Commercial recreation (indoor)
Convenience store
Craft alcohol production
Funeral home/mortuary
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Gym/sports training facility (over 10,000 sf)
Laundry (self-service)
Library
Live-work unit
Medical - freestanding emergency room, hospital/inpatient care facility, laboratory/diagnostic services, offices/outpatient, pharmacy, surgical center, urgent care
Mixed-use building
Mixed-use lot
Museum
Nursing/residential care facility
Office (1 story or 2 stories)
Park or open space (public or private)
Plant nursery
Public safety facility
Restaurant
Retail sales
Short-term rental
Single-family dwelling (attached or detached)

Spa
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks
Accessory childcare
Accessory convenience store
Accessory garden
Accessory school

SPECIAL USE PERMIT (SUP) REQUIRED

Artisan craft production
Automobile rental facility
Automobile sales
Automobile service (outside storage)
Bus terminal
Commercial communication system
Commercial recreation (outdoor)
Community garden
Contractor
Day care (adult)
Day care (more than 6 children, not home occupation)
Exhibition/fairgrounds
Farmer's market
Gas station
Hotel - boutique (30 rooms or less)
Hotel/motel
Industrial arts studio
Laboratory
Medical - hospital/inpatient care facility
Mobile food vendor park
Movie theater
Office (over 2 stories)
Parking lot/garage
Pawn shop
Produce stand
School
Shopping center

DIMENSIONS

HEIGHT AND SETBACKS

Maximum height: 30 ft/2 stories; 38 ft/3 stories if step back of 10 ft
Front yard: 10 ft, or same as min. for adjacent residence
Side yard: 5 ft; 10 ft if corner lot; 10 ft if adj. to residential
Rear yard: 20 ft

LOTS AND COVERAGE

Min. lot width: 60 ft

Thrift store (with or w/o outside storage/donation bin)
Trade school
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory drive-through facility
Accessory maintenance facility
Accessory parking lot/garage
Accessory processing
Accessory sales yard (outdoor)

TEMPORARY USES REQUIRING A PERMIT

Amusement Rides, Carnival, Circus
Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

ADDITIONAL USE RESTRICTIONS

- Bar/wine bar (if allowed): maximum building area is 2,500 sf, and no alcohol service past midnight
- Car wash: prohibited
- Craft alcohol production (if allowed): minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 sf for manufacturing related activities
- Gas station: prohibited
- Multi-family: prohibited
- Parking lot/garage: SUP required
- RV park: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

R1M-DT

MEDIUM DENSITY RESIDENTIAL - DOWNTOWN COMMUNITY

The Medium-Density Residential category is for detached dwellings on suburban lots. R1-S lots allow for a conventional suburban neighborhood form. Commercial, industrial and other non-residential uses are prohibited. R1-S is most appropriate for the center or edges of neighborhoods where a larger mix of lot types is desired, within walking distance of a nearby activity center or commercial area.

The requirements of the Downtown Community Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

ALLOWED USES, NO SUP REQUIRED

Assisted living facility
Community home
Halfway house
Library
Park or open space (private or public)
Public recreational facility
Public safety facility
School
Short-term rental
Single-family dwelling (attached or detached)
Accessory buildings (other than dwellings)
Accessory garden
Accessory greenhouse
Accessory home occupation
Accessory stable
Accessory stall
Accessory urban livestock, poultry and/or beekeeping

SPECIAL USE PERMIT (SUP) REQUIRED

Assembly
Boarding house
Community garden
Government facility
Urban farm, large (one acre or more)
Urban farm - small (less than one acre)
Accessory attached apartment
Accessory childcare
Accessory detached guest home
Accessory garage apartment
Accessory portable building

DIMENSIONS

HEIGHT AND SETBACKS

Maximum height: 30 ft/2 stories; 38 ft/3 stories if step back of 10 ft
Front yard: 20 ft; garage 25 ft
Side yard: 5 ft; 10 ft if corner lot
Rear yard: 15 ft; 10 ft if alley
Combined front/rear yard: 40 ft min.

LOTS AND COVERAGE

Min. lot frontage: 65 ft
Min. lot area: 7,800 sf

TEMPORARY USES, NO PERMIT REQUIRED

Garage/estate sales

TEMPORARY USES REQUIRING A PERMIT

Model home as sales office
On-site construction offices
Portable storage units

ADDITIONAL USE RESTRICTIONS

- Bar/wine bar (if allowed): maximum building area is 2,500 sf, and no alcohol service past midnight
- Car wash: prohibited
- Craft alcohol production (if allowed): minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 sf for manufacturing related activities
- Gas station: prohibited
- Multi-family: prohibited
- Parking lot/garage: SUP required
- RV park: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

OVERLAY DISTRICTS

R2M-DT

MODERATE DENSITY RESIDENTIAL - DOWNTOWN COMMUNITY

The Moderate-Density Residential category is for compact, walkable neighborhoods in close proximity to activity centers and commercial areas, which provide many of the daily needs and services sought by residents.

The requirements of the Downtown Community Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

ALLOWED USES, NO SUP REQUIRED

Assisted living facility
Community home
Cottage house community
Halfway house
Library
Park or open space (private or public)
Public recreational facility
Public safety facility
School
Short-term rental
Single-family dwelling (attached or detached)
Accessory garden
Accessory greenhouse
Accessory home occupation
Accessory urban livestock, poultry and/or beekeeping

SPECIAL USE PERMIT (SUP) REQUIRED

Assembly
Boarding house
Community garden
Garden home
Government facility
Urban farm, small (less than one acre)
Accessory attached apartment
Accessory buildings (other than dwellings)
Accessory childcare
Accessory detached guest home
Accessory garage apartment

DIMENSIONS

HEIGHT AND SETBACKS

Maximum height: 30 ft/2 stories; 38 ft/3 stories if step back of 10 ft
Front yard: 15 ft; garage 25 ft
Side yard: 5 ft; 10 ft if corner lot
Rear yard: 15 ft; 10 ft if alley
Combined front/rear yard: 40 ft min.

LOTS AND COVERAGE

Min. lot frontage: 40 ft; 50 ft corner lot
Min. lot area: 4,000 sf

TEMPORARY USES, NO PERMIT REQUIRED

Garage/estate sales

TEMPORARY USES REQUIRING A PERMIT

Model home as sales office
On-site construction offices

ADDITIONAL USE RESTRICTIONS

- Bar/wine bar (if allowed): maximum building area is 2,500 sf, and no alcohol service past midnight
- Car wash: prohibited
- Craft alcohol production (if allowed): minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 sf for manufacturing related activities
- Gas station: prohibited
- Multi-family: prohibited
- Parking lot/garage: SUP required
- RV park: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

R4L-DT

LOW DENSITY MULTIFAMILY RESIDENTIAL - DOWNTOWN COMMUNITY

The Low-Density Multifamily Residential category is applicable in areas where a compact neighborhood development pattern is desired, at transitions between Neighborhood Residential and Commercial designations in the Boerne Master Plan. Low Density Multifamily allows for Garden Apartments.

The requirements of the Downtown Community Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

DIMENSIONS

HEIGHT AND SETBACKS

Maximum height:	30 ft/2 stories; 38 ft/3 stories if step back of 10 ft
Front yard:	25 ft
Side yard:	15 ft
Rear yard:	20 ft
Combined front/rear yard:	50 ft min.

LOTS AND COVERAGE

Min. lot area:	6,000 sf + 2000 sf/unit after first two
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ALLOWED USES, NO SUP REQUIRED

Assisted living facility
Bungalow courts
Community home
Cottage house community
Halfway house
Library
Live-work unit
Nursing/residential care facility
Park or open space (private or public)
Public recreational facility
Public safety facility
School
Short-term rental
Single-family dwelling (attached or detached)
Accessory garden
Accessory home occupation
Accessory residential convenience service
Accessory urban livestock, poultry and/or beekeeping

SPECIAL USE PERMIT (SUP) REQUIRED

Assembly
Boarding house
Community garden
Garden home
Urban farm, small (less than one acre)
Accessory childcare
Accessory parking lot/garage

TEMPORARY USES, NO PERMIT REQUIRED

Garage/estate sales

TEMPORARY USES REQUIRING A PERMIT

Model home as sales office
On-site construction offices

ADDITIONAL USE RESTRICTIONS

- Bar/wine bar (if allowed): maximum building area is 2,500 sf, and no alcohol service past midnight
- Car wash: prohibited
- Craft alcohol production (if allowed): minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 sf for manufacturing related activities
- Gas station: prohibited
- Multi-family: prohibited
- Parking lot/garage: SUP required
- RV park: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

OVERLAY DISTRICTS



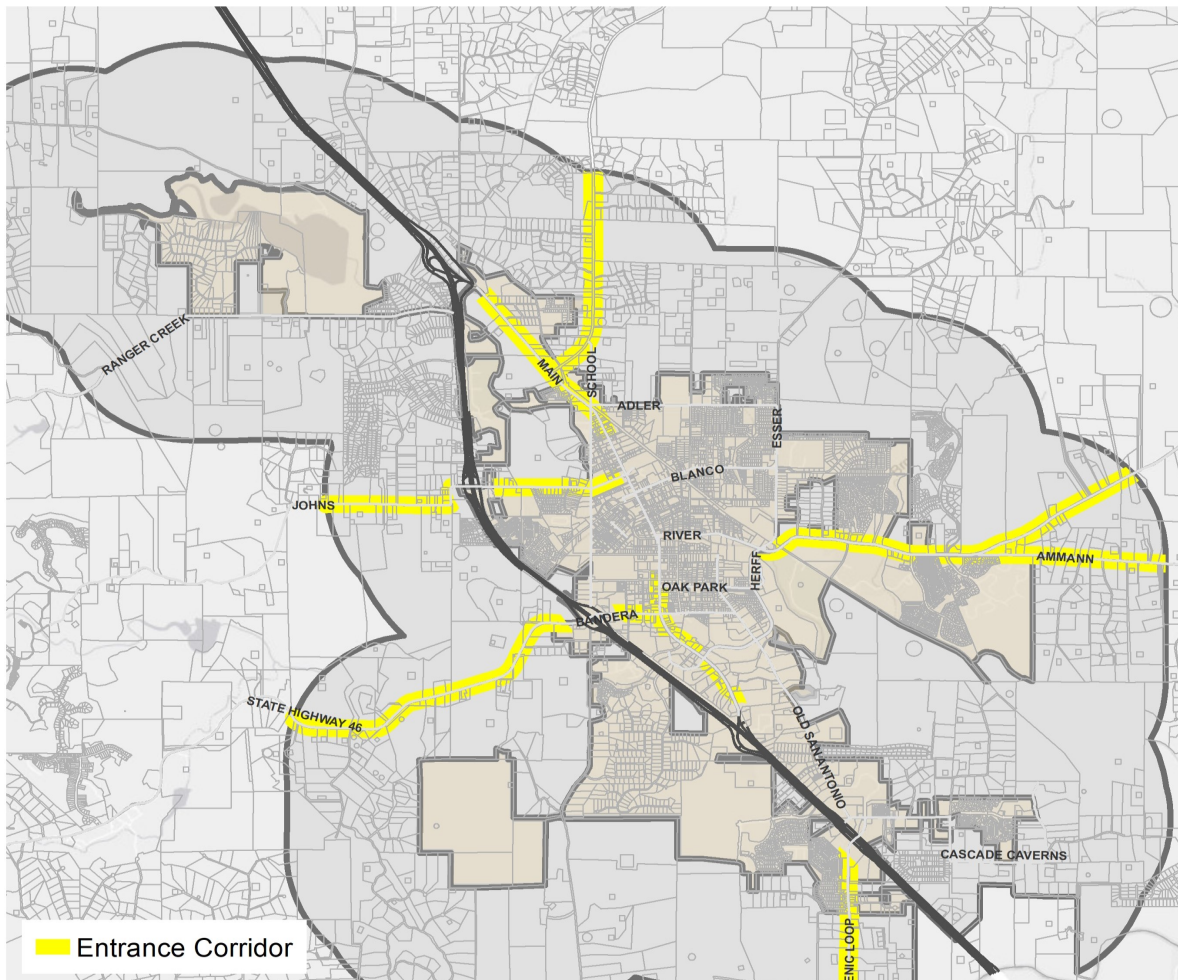
Entrance Corridor Overlay District At-A-Glance

June 4, 2021

ENTRANCE CORRIDORS

The Entrance Corridors Overlay District is intended to preserve the economic function of the primary entrance corridors of the City, managing traffic and connectivity while strengthening wayfinding and orientation through streetscape design. The corridors in this overlay include Main Street outside of the Historic District, State Highway 46, River Road, Bandera Road, Johns Road, Sisterdale Road, Scenic Loop Road and Amman Road.

The requirements of the Entrance Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Entrance Corridors, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits.



DIMENSIONS

(those that differ from base zoning)

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with 10 ft step-back
Setback from the corridor street: 20 ft

LOTS AND COVERAGE

Follow base zoning

ZONING AND USES

ADDITIONAL USES ALLOWED

- All uses allowed as "P" in C2 zoning - commercial only

ADDITIONAL USE RESTRICTIONS

- Automobile sales: prohibited
- Brewery/distillery: prohibited
- Mixed-use building: SUP required
- Mixed-use lot: SUP required
- Multi-family: SUP required
- Pawn shop: prohibited
- Portable building sales: prohibited
- Nursing/residential care facility: SUP required
- RV park: prohibited

OVERLAY DISTRICTS



LANDSCAPING, FENCING AND SCREENING

- Grass has to be solid-sodded
- No wooden privacy fences along the corridor street or stone walls over 30 inches tall
- Screen parking areas with landscape screening 3 feet tall



PARKING, DRIVEWAYS AND SIDEWALKS

- On-street parking is not counted toward the minimum parking requirements
- Only 25% of parking can be located along the entrance corridor street
- For corner lots, driveways and parking will be from side or rear streets, not off of the entrance corridor street
- Line up with existing sidewalks on neighboring properties
- Minimum width 6 feet, unobstructed zone 4 feet
- Preserve an 8-foot clearing above the sidewalk
- Signs and furnishings set back at least 2 feet from the curb



SIGNAGE

PROHIBITED SIGN TYPES AND SIGN ELEMENTS

- Portable changeable message board signs
- Bulletin board cabinets

POLE SIGNS

- Maximum height for pole signs is 16 feet
- Maximum area of a sign face is 16 square feet

PYLON SIGNS

- Maximum height for pylon signs is 20 feet
- Maximum area of a sign face is 100 square feet

ADDED REQUIREMENTS FOR OTHER SIGN TYPES

- Roof signs can't be taller than the highest roof line of the building to which the sign is mounted

REQUIRES A CERTIFICATE OF APPROVAL FROM DRC

- Manual changeable copy sign elements
- Illuminated signs where illumination is not static
- Digital sign elements that comprise over 25% of the total area of a sign face

OVERLAY DISTRICTS

C1-EC

NEIGHBORHOOD COMMERCIAL - ENTRANCE CORRIDORS

The Neighborhood Commercial category is for neighborhood-compatible commercial uses. Usually located between residential areas and commercial areas, Neighborhood Commercial includes single and multi-tenant properties. Neighborhood Commercial is applicable in any area where small-scale retail and services are desired to support adjacent residential use.

The requirements of the Entrance Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Entrance Corridors, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits.

ALLOWED USE, NO SUP REQUIRED

Animal boarding (indoor)
Assembly
Assisted living facility
Bank/financial institutions
Barber/beauty shop
Commercial mail facility
Convenience store
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Library
Live-work unit
Medical - laboratory/diagnostic services, offices/
outpatient, pharmacy, urgent care
Museum
Office (1 story)
Office (2 stories)
Park or open space (private or public)
Plant nursery
Public safety facility
Restaurant
Retail sales
Single-family dwelling (attached or detached)
Spa
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks
Accessory childcare
Accessory convenience store
Accessory garden

SPECIAL USE PERMIT REQUIRED

Artisan craft production
Automobile parts and parts sales
Automobile service (no outside storage)
Bar/wine bar
Club/lodge
Commercial communication system
Commercial recreation (indoor)
Community garden
Community home
Contractor
Craft alcohol production
Day care (adult)
Day care facility (more than 6 children, not home
occupation)
Farmer's market
Funeral home/mortuary
Gas station
Halfway house
Hotel - boutique (30 rooms or less)
Industrial arts studio
Laboratory
Laundry (self-service)
Medical - freestanding emergency room, surgical
center
Mixed-use building
Mixed-use lot
Mobile food vendor park
Movie theater
Multi-family (18 units p/ac or less)
Nursing/residential care facility
Parking lot/garage
Produce stand
School
Shopping center
Short-term rental
Thrift store (no outside storage/donation bin)
Urban farm, large (one acre or more)

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with
10-ft step-back
Setback from the corridor street: 20 ft
Other, front yard: 10 ft
Other, side yard: 5 ft; corner lot 10 ft
Other, rear yard: 20 ft

LOTS AND COVERAGE

Max. lot width: 150 ft or 1/2 block width
Max. footprint: 5,000 sf per building

Urban farm, small (less than one acre)
Accessory car wash
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory drive-thru facility
Accessory parking lot/garage
Accessory processing
Accessory school

TEMPORARY USES REQUIRING A PERMIT

Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

ADDITIONAL USES ALLOWED

All uses allowed as "P" in C2 zoning - commercial only

ADDITIONAL USE RESTRICTIONS

Automobile sales: prohibited
Brewery/distillery: prohibited
Multi-family: SUP required
Pawn shop: prohibited
Portable building sales: prohibited
Nursing/residential care facility: SUP required
RV park: prohibited

C2-EC

TRANSITIONAL COMMERCIAL - ENTRANCE CORRIDORS

Transitional Commercial is a transition between lower and higher intensity commercial properties, and as a transition between neighborhoods and commercial areas.

The requirements of the Entrance Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Entrance Corridors, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits.

ALLOWED USE, NO SUP REQUIRED

Animal boarding (indoor)
Assembly
Assisted living facility
Bank/financial institutions
Barber/beauty shop
Commercial mail facility
Convenience store
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Library
Live-work unit
Medical - laboratory/diagnostic services, offices/
outpatient, pharmacy, urgent care
Museum
Office (1 story)
Office (2 stories)
Park or open space (private or public)
Plant nursery
Public safety facility
Restaurant
Retail sales
Spa
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks
Accessory childcare
Accessory convenience store
Accessory garden

SPECIAL USE PERMIT REQUIRED

Artisan craft production
Automobile parts and parts sales
Automobile service (no outside storage)
Bar/wine bar
Club/lodge
Commercial communication system
Commercial recreation (indoor)
Community garden
Community home
Contractor
Craft alcohol production
Day care (adult)
Day care facility (more than 6 children, not home
occupation)
Farmer's market
Funeral home/mortuary
Gas station
Halfway house
Hotel - boutique (30 rooms or less)
Industrial arts studio
Laboratory
Laundry (self-service)
Medical - freestanding emergency room, surgical
center
Mixed-use building
Mixed-use lot
Mobile food vendor park
Movie theater
Multi-family (18 units p/ac or less)
Nursing/residential care facility
Parking lot/garage
Produce stand
School
Shopping center
Short-term rental
Single-family dwelling (attached or detached)
Thrift store (no outside storage/donation bin)

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with
10-ft step-back
Setback from the corridor street: 20 ft
Other, front yard: 10 ft
Other, side yard: 5 ft; corner lot 10 ft
Other, rear yard: 20 ft

LOTS AND COVERAGE

Max. lot width: 200 ft or 1/2 block width
Max. footprint: 12,000 sf per building

Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory car wash
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory drive-thru facility
Accessory parking lot/garage
Accessory processing
Accessory school

TEMPORARY USES REQUIRING A PERMIT

Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

ADDITIONAL USES ALLOWED

All uses allowed as "P" in C2 zoning - commercial
only

ADDITIONAL USE RESTRICTIONS

Automobile sales: prohibited
Brewery/distillery: prohibited
Multi-family: SUP required
Pawn shop: prohibited
Portable building sales: prohibited
Nursing/residential care facility: SUP required
RV park: prohibited

OVERLAY DISTRICTS

C3-EC

COMMUNITY COMMERCIAL - ENTRANCE CORRIDORS

The Community Commercial category applies to commercial uses that have a lower transportation demand and footprint than Regional Commercial, but a higher transportation demand and footprint than Transitional Commercial. Commercial properties along arterials of the City

The requirements of the Entrance Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Entrance Corridors, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits.

ALLOWED USE, NO SUP REQUIRED

Animal boarding (indoor)
Assembly
Assisted living facility
Automobile parts and parts sales
Automobile service (no outside storage)
Bank/financial institutions
Bar/wine bar
Barber/beauty shop
Car wash
Club/lodge
Commercial mail facility
Commercial recreation (indoor)
Convenience store
Craft alcohol production
Funeral home/mortuary
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Gym/sports training facility (over 10,000 sf)
Laundry (self-service)
Library
Live-work unit
Medical - freestanding emergency room, laboratory/
diagnostic services, offices/outpatient, pharmacy,
surgical center, urgent care
Museum
Office (1 story or 2 stories)
Park or open space (private or public)
Plant nursery
Public safety facility
Restaurant
Retail sales
Spa
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks
Accessory childcare

Accessory convenience store
Accessory garden
Accessory school

SPECIAL USE PERMIT REQUIRED

Artisan craft production
Automobile rental facility
Automobile service (outside storage)
Bus terminal
Commercial communication system
Commercial recreation (outdoor)
Community garden
Community home
Contractor
Day care (adult)
Day care facility (more than 6 children, not home
occupation)
Exhibition/fairgrounds
Farmer's market
Gas station
Hotel - boutique (30 rooms or less)
Hotel/motel
Industrial arts studio
Laboratory
Medical - hospital/inpatient care facility
Mixed-use building
Mixed-use lot
Mobile food vendor park
Movie theater
Multi-family (18 units p/ac or less)
Multi-family (over 18 Units p/ac)
Nursing/residential care facility
Office (over 2 stories)
Parking lot/garage
Produce stand
School
Shopping center
Short-term rental

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with
10-ft step-back
Setback from the corridor street: 20 ft
Other, front yard: 0 ft
Other, side yard: 5 ft
Other, rear yard: 20 ft

LOTS AND COVERAGE

Max. lot width: 150 ft or 1/2 block width
Min. lot width: 60 ft

Single-family dwelling (attached or detached)
Thrift store (with or w/o outside storage/donation bin)
Trade school
Urban farm (large or small)
Accessory car wash
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory drive-thru facility
Accessory maintenance facility
Accessory parking lot/garage
Accessory processing
Accessory sales yard (outdoor)

TEMPORARY USES REQUIRING A PERMIT

Amusement rides, carnival, circus
Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

ADDITIONAL USES ALLOWED

All uses allowed as "P" in C2 zoning - commercial only

ADDITIONAL USE RESTRICTIONS

Automobile sales: prohibited
Brewery/distillery: prohibited
Multi-family: SUP required
Pawn shop: prohibited
Portable building sales: prohibited
Nursing/residential care facility: SUP required
RV park: prohibited

I2-EC

LIGHT INDUSTRY - ENTRANCE CORRIDORS

Light Industry is for industrial uses that have a lower environmental impact than uses permitted in the General Industry category. Properties zoned Light Industry are typically clustered with similar uses and are not compatible with residential neighborhoods or with Neighborhood Commercial.

The requirements of the Entrance Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Entrance Corridors, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits.

ALLOWED USE, NO SUP REQUIRED

Animal boarding (indoor)
Artisan craft production
Automobile parts and parts sales
Automobile service (with or w/o outside storage)
Business park/campus
Car wash
Club/lodge
College/university
Commercial communication system
Commercial mail facility
Contractor
Craft production
Fabrication (indoor)
Government facility
Industrial arts studio
Industrial park
Laboratory
Maintenance facility
Office (1 story or 2 stories)
Office (over 2 stories)
Park or open space (private or public)
Parking lot/garage
Public safety facility
Railroad facility
Regional detention facility
Research and development facility
Trade school
Utility station/substation or service center
Veterinary clinic (Indoor boarding)
Veterinary clinic (no boarding)
Warehousing
Accessory bank kiosks
Accessory convenience store
Accessory donation bin (outdoor)
Accessory maintenance facility
Accessory parking lot/garage
Accessory portable buildings

Accessory processing
Accessory sales yard (outdoor)
Accessory school

SPECIAL USE PERMIT REQUIRED

Animal boarding (outdoor)
Assembly
Automobile rental facility
Bus terminal
Day care facility (more than 6 children, not home occupation)
Exhibition/fairgrounds
Funeral home/mortuary
Library
Live-work unit
Manufacturing
Museum
Processing
Veterinary clinic (outdoor boarding)
Accessory childcare

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with 10-ft step-back
Setback from the corridor street: 20 ft
Other, front yard: 10 ft
Other, side yard: 5 ft; corner lot 10 ft
Other, rear yard: 20 ft

LOTS AND COVERAGE

Max. lot width: 150 ft or 1/2 block width
Max. footprint: 5,000 sf per building

TEMPORARY USES REQUIRING A PERMIT

Amusement rides, carnival, circus
Assembly
Mobile food vendors
On-site construction offices
Outdoor equipment storage
Portable buildings
Portable storage units

ADDITIONAL USES ALLOWED

All uses allowed as "P" in C2 zoning - commercial only

ADDITIONAL USE RESTRICTIONS

Automobile sales: prohibited
Brewery/distillery: prohibited
Multi-family: SUP required
Pawn shop: prohibited
Portable building sales: prohibited
Nursing/residential care facility: SUP required
RV park: prohibited

OVERLAY DISTRICTS

RE-EC

ESTATE RESIDENTIAL- ENTRANCE CORRIDORS

The Estate Residential category is for detached dwellings. RES is a lot type that preserves privacy yet accommodates a more suburban development form. The regulations prohibit the establishment of commercial, industrial or other incompatible uses.

The requirements of the Entrance Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Entrance Corridors, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits.

ALLOWED USE, NO SUP REQUIRED

Assisted living facility
Community home
Halfway house
Park or open space (private or public)
Public recreational facility
Public safety facility
School
Single-family dwelling (detached)
Accessory buildings (other than dwellings)
Accessory detached guest home
Accessory garage apartment
Accessory garden
Accessory greenhouse
Accessory home occupation
Accessory private kennel facility
Accessory portable building
Accessory urban livestock, poultry and/or beekeeping

SPECIAL USE PERMIT REQUIRED

Assembly
Community garden
Government facility
Short-term rental
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory attached apartment
Accessory childcare

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with 10-ft step back
Setback from the corridor street: 20 ft
Other, front yard: 40 ft
Other, side yard: 15 ft
Other, rear yard: 25 ft

LOTS AND COVERAGE

Min. lot size: 1/2 acre
Min. lot frontage: 100 ft

TEMPORARY USES NO PERMIT REQUIRED

Garage/estate sales

TEMPORARY USES REQUIRING A PERMIT

Assembly
Model Home as a Sales Office
On-site construction offices
Portable storage units

ADDITIONAL USES ALLOWED

All uses allowed as "P" in C2 zoning - commercial only

ADDITIONAL USE RESTRICTIONS

Automobile sales: prohibited
Brewery/distillery: prohibited
Multi-family: SUP required
Pawn shop: prohibited
Portable building sales: prohibited
Nursing/residential care facility: SUP required
RV park: prohibited

R1M-EC

MEDIUM DENSITY RESIDENTIAL - ENTRANCE CORRIDORS

The Medium Density Residential category is for detached dwellings on suburban lots, allowing for a conventional suburban neighborhood form. It is most appropriate for the center or edges of neighborhoods.

The requirements of the Entrance Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. Entrance Corridors, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits.

ALLOWED USE, NO SUP REQUIRED

Assisted living facility
Community home
Halfway house
Library
Park or open space (private or public)
Public recreational facility
Public safety facility
School
Single-family dwelling (detached)
Accessory buildings (other than dwellings)
Accessory garden
Accessory greenhouse
Accessory home occupation
Accessory stable
Accessory stall
Accessory urban livestock, poultry and/or
beekeeping

SPECIAL USE PERMIT REQUIRED

Assembly
Boarding house
Community garden
Government facility
Short-term rental
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory attached apartment
Accessory childcare
Accessory detached guest home
Accessory garage apartment
Accessory portable building

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with
10-ft step back
Setback from the corridor street: 20 ft
Other, front yard: 20 ft; garage 25 ft
Other, side yard: 5 ft; corner lot 10 ft
Other, rear yard: 15 ft

LOTS AND COVERAGE

Min. lot size: 7,800 sf
Min. lot frontage: 65 ft

TEMPORARY USES NO PERMIT REQUIRED

Garage/estate sales

TEMPORARY USES REQUIRING A PERMIT

Assembly
Model home as a sales office
On-site construction offices
Portable storage units

ADDITIONAL USES ALLOWED

All uses allowed as "P" in C2 zoning - commercial
only

ADDITIONAL USE RESTRICTIONS

Automobile sales: prohibited
Brewery/distillery: prohibited
Multi-family: SUP required
Pawn shop: prohibited
Portable building sales: prohibited
Nursing/residential care facility: SUP required
RV park: prohibited

OVERLAY DISTRICTS

R2M-EC

MODERATE DENSITY RESIDENTIAL- ENTRANCE CORRIDORS

The Moderate Density Residential category accommodates small lot configurations and zero lot line housing types, such as garden homes or patio homes, as well as cottage house developments, providing opportunities for alternative housing forms in the City.

The requirements of the Entrance Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Entrance Corridors, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits.

ALLOWED USE, NO SUP REQUIRED

Assisted living facility
Community home
Cottage house community
Halfway house
Library
Park or open space (private or public)
Public recreational facility
Public safety facility
School
Single-family dwelling (detached)
Accessory garden
Accessory greenhouse
Accessory home occupation
Accessory urban livestock, poultry and/or
beekeeping

SPECIAL USE PERMIT REQUIRED

Assembly
Boarding house
Community garden
Garden home
Government facility
Short-term rental
Single-family dwelling (attached)
Urban farm, small (less than one acre)
Accessory attached apartment
Accessory buildings (other than dwellings)
Accessory childcare
Accessory detached guest home
Accessory garage apartment

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with
10-ft step back
Setback from the corridor street: 20 ft
Other, front yard: 15 ft; garage 25 ft
Other, side yard: 3 ft; corner lot 10 ft
Other, rear yard: 15 ft; with alley 10 ft
Combined front yard/rear yard: 40 ft. minimum

LOTS AND COVERAGE

Min. lot size: 4,000 sf
Min. lot frontage: 40 ft

TEMPORARY USES NO PERMIT REQUIRED

Garage/estate sales

TEMPORARY USES REQUIRING A PERMIT

Assembly
Model home as a sales office
On-site construction offices

ADDITIONAL USES ALLOWED

All uses allowed as "P" in C2 zoning - commercial
only

ADDITIONAL USE RESTRICTIONS

Automobile sales: prohibited
Brewery/distillery: prohibited
Multi-family: SUP required
Pawn shop: prohibited
Portable building sales: prohibited
Nursing/residential care facility: SUP required
RV park: prohibited

R4L-EC

LOW DENSITY MULTIFAMILY RESIDENTIAL- ENTRANCE CORRIDORS

The Low-Density Multifamily Residential category is applicable at transitions between Neighborhood Residential and Commercial designations in the Boerne Master Plan. Low Density Multifamily allows for Garden Apartments.

The requirements of the Entrance Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Entrance Corridors, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits.

ALLOWED USE, NO SUP REQUIRED

Assisted living facility
Bungalow courts
Community home
Cottage house community
Halfway house
Library
Live-work unit
Park or open space (private or public)
Public recreational facility
Public safety facility
School
Single-family dwelling (attached or detached)
Accessory garden
Accessory home occupation
Accessory parking lot/garage
Accessory residential convenience service
Accessory urban livestock, poultry and/or
beekeeping

SPECIAL USE PERMIT REQUIRED

Assembly
Boarding house
Community garden
Garden home
Mixed-use building
Mixed-use lot
Multi-family dwelling (3-4 units/acre)
Multi-family dwelling (5-18 units/acre)
Nursing/residential care facility
Short-term rental
Urban farm, small (less than one acre)
Accessory childcare

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with
10-ft step back
Setback from the corridor street: 20 ft
Other, front yard: 25 ft
Other, side yard: 15 ft
Other, rear yard: 20 ft
Combined front yard/rear yard: 50 ft

LOTS AND COVERAGE

Min. lot size: 6,000 sf + 2000 ft/ unit after first two
units

TEMPORARY USES NO PERMIT REQUIRED

Garage/estate sales

TEMPORARY USES REQUIRING A PERMIT

Assembly
Model home as a sales office
On-site construction offices

ADDITIONAL USES ALLOWED

All uses allowed as "P" in C2 zoning - commercial
only

ADDITIONAL USE RESTRICTIONS

Automobile sales: prohibited
Brewery/distillery: prohibited
Multi-family: SUP required
Pawn shop: prohibited
Portable building sales: prohibited
Nursing/residential care facility: SUP required
RV park: prohibited

OVERLAY DISTRICTS



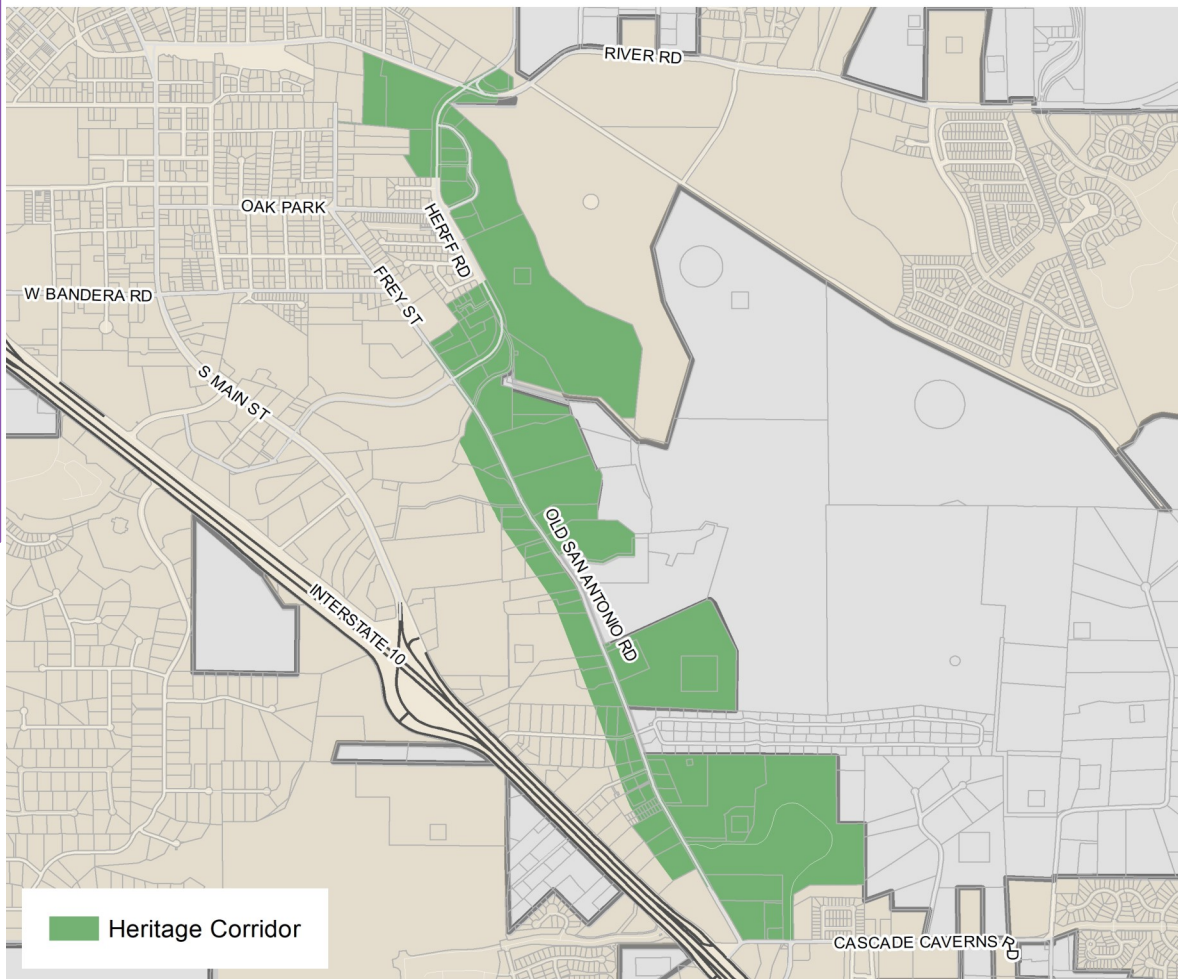
Heritage Corridor Overlay District At-A-Glance

June 4, 2021

HERITAGE CORRIDORS

The Heritage Corridors Overlay District is intended to encourage context-sensitive design, respecting the rural and agricultural heritage of the area through heightened landscape preservation and orientation toward the creek-ways in the district. The corridors in this overlay include Old San Antonio Road, from Cascade Caverns Road to Herff Road, and Herff Road, from Old San Antonio Road to the River Road frontage. Because of the environmental and cultural impact of this district, additional requirements for use and development apply.

The requirements of the Heritage Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.



DIMENSIONS

(those that differ from base zoning)

HEIGHT AND SETBACKS

Maximum height:	30 feet
Corridor setback:	from Herff: greater of 40 feet or setback by base zoning from Old San Antonio Rd: greater of 40 feet or setback by base zoning
All other setbacks:	follow base zoning

LOTS AND COVERAGE

Minimum lot area:	1/2 acre
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ZONING AND USES

ADDITIONAL USES ALLOWED

- Single-family detached residences, if on 1+ acre lots
- Urban farm - Large (one acre or more)
- Urban farm - Small (less than one acre)

ADDITIONAL USE RESTRICTIONS

- Assisted living facilities: SUP required
- Automobile sales: prohibited
- Car wash: prohibited
- Gas station: prohibited
- Mini-warehouse: prohibited
- Mixed-use building and mixed-use lot: SUP required
- Multi-family: SUP required
- Nursing/residential care facility: SUP required
- Oversize vehicle or machine rental, sales or service: prohibited
- Pawn shop: prohibited
- Portable building sales: prohibited
- RV park: prohibited
- Sales yard (outdoor): prohibited
- Thrift store: prohibited
- Warehouse retail: prohibited



ENVIRONMENTAL DESIGN

IMPERVIOUS COVER REQUIREMENTS

- Maximum cover for nonresidential, multifamily, mixed-use and residential care facilities is 70% of the site.
- Contiguous areas of disturbance must be separated by areas maintained at natural grade, with existing, mature vegetative cover.
- Maximum contiguous area of disturbance for nonresidential, multifamily, mixed-use and residential care facilities is 30,000 sf.

BIORETENTION AND ALTERNATIVE SURFACES

- Alternative paving surfaces can be used to satisfy on-site parking requirements, pending approval by City Staff.
- Incorporate at least one BMP, in accordance with the LID selection of structural BMPs, into site plan.
- Non-living groundcover can't be used for more than 20% of the required landscaped area of the property.

DRAINAGE

- A stormwater detention/retention system that requires a fence cannot be located in the front yard setback

PARKING, DRIVEWAYS AND SIDEWALKS

- No parking within setback from Herff Road or Old San Antonio Road without a creative alternative approved by the Design Review Committee.
- Along Old San Antonio Road, sidewalks must respond to the existing landscape and the natural grade

LANDSCAPING, FENCING AND SCREENING

- Tree canopy coverage of 50% or more for nonresidential properties.
- No wooden privacy fences along Herff Road, River Road or Old San Antonio Road.
- Stone walls greater than 3 feet in height along Herff Road must have natural landscape screening in front of the wall.
- Perimeter stone walls greater than 3 feet in height that are within 10 feet of Old San Antonio Road require a creative alternative approved by Design Review Committee.

SIGNAGE

PROHIBITED SIGN TYPES AND SIGN ELEMENTS

- Detached canopy signs, portable changeable message board signs, manual changeable copy signs, signs where illumination is not static
- Electronic message boards, internally illuminated channel letter sign faces, freestanding tube letter signs
- Digital signs or sign elements
- Detached canopy signs

PYLON SIGNS

- Maximum height for pylon signs is 10 feet.
- Maximum area of a sign face is 40 square feet.

REQUIREMENTS FOR OTHER SIGN TYPES

- Entry feature signs can't be over 8 feet tall.
- Roof signs can't extend above highest roof line of the building.

REQUIRES A CERTIFICATE OF APPROVAL FROM DRC

- Pole signs

OVERLAY DISTRICTS

C1-HC

NEIGHBORHOOD COMMERCIAL - HERITAGE CORRIDORS

The Neighborhood Commercial category is for neighborhood-compatible commercial uses. Usually located between residential areas and commercial areas, Neighborhood Commercial includes single and multi-tenant properties. Neighborhood Commercial is applicable in any area where small-scale retail and services are desired to support adjacent residential use.

The requirements of the Heritage Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

ALLOWED USE, NO SUP REQUIRED

Barber/beauty shop
Commercial mail facility
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Live-work unit
Medical - laboratory/diagnostic services, offices/ outpatient
Office (1 story)
Park or open space (private or public)
Public safety facility
Restaurant
Retail sales
Single-family dwelling (attached or detached)
Single-family detached residences, if on 1+ acre lots
Spa
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory bank kiosks
Accessory childcare
Accessory garden

SPECIAL USE PERMIT REQUIRED

Animal boarding (indoor)
Artisan craft production
Assembly
Assisted living facility
Bank/financial institutions
Bar/wine bar
Commercial communication system
Community garden
Community home
Contractor
Convenience store
Craft alcohol production
Day care (adult)
Day care (more than 6 children, not home occupation)
Farmer's market
Gas station
Halfway house
Laboratory
Laundry (self-service)
Medical - pharmacy
Medical - urgent care
Mixed-use building
Mixed-use lot
Mobile food vendor park
Nursing/residential care facility
Office (2 stories)
Produce stand
Shopping center
Short-term rental
Thrift store (no outside storage/donation bin)
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory drive-thru facility
Accessory school

DIMENSIONS

HEIGHT AND SETBACKS

Maximum height: 30 feet
Corridor setback: 40 feet from Herff;
40 feet from Old San Antonio Rd
Other, front yard: 10 ft
Other, side yard: 5 ft; corner lot: 10 ft
Other, rear yard: 20 ft

LOTS AND COVERAGE

Min. lot area: 1/2 acre
Max. lot width: 150 feet or 1/2 block
Max. footprint: 5,000 sf/building

TEMPORARY USES REQUIRING A PERMIT

Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots
Urban farm - Large (one acre or more)
Urban farm - Small (less than one acre)

ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required
Automobile sales: prohibited
Car wash: prohibited
Gas station: prohibited
Mini-warehouse: prohibited
Mixed-use building and mixed-use lot: SUP required
Multi-family: SUP required
Nursing/residential care facility: SUP required
Oversize vehicle or machine rental, sales or service: prohibited
Pawn shop: prohibited
Portable building sales: prohibited
RV park: prohibited
Sales yard (outdoor): prohibited
Thrift store: prohibited
Warehouse retail: prohibited
Warehousing: prohibited

C2-HC

TRANSITIONAL COMMERCIAL - HERITAGE CORRIDORS

Transitional Commercial is a transition between lower and higher intensity commercial properties, and as a transition between neighborhoods and commercial areas. Properties zoned Transitional Commercial might have high peak hour trip generation, but their daily overall trip generation should not be high. Transitional Commercial properties should be characterized by pedestrian-oriented design.

The requirements of the Heritage Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

DIMENSIONS

HEIGHT AND SETBACKS

Maximum height:	30 feet
Corridor setback:	40 feet from Herff; 40 feet from Old San Antonio Rd
Other, front yard:	10 ft
Other, side yard:	5 ft; corner lot: 10 ft
Other, rear yard:	20 ft

LOTS AND COVERAGE

Min. lot area:	1/2 acre
Max. lot width:	200 feet or 1/2 block
Max. footprint:	12,000 sf/building

ALLOWED USE, NO SUP REQUIRED

Animal boarding (indoor)
Assembly
Bank/financial institutions
Barber/beauty shop
Commercial mail facility
Convenience store
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Library
Live-work unit
Medical - laboratory/diagnostic services, offices/
outpatient, pharmacy, urgent care
Museum
Office (1 story)
Office (2 stories)
Park or open space (private or public)
Plant nursery
Public safety facility
Restaurant
Retail sales

Single-family detached residences, if on 1+ acre lots

Spa
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks
Accessory childcare
Accessory convenience store
Accessory garden

SPECIAL USE PERMIT REQUIRED

Artisan craft production
Assisted living facility
Automobile parts and parts sales

Automobile service (no outside storage)
Bar/wine bar
Club/lodge
Commercial communication system
Commercial recreation (indoor)
Community garden
Community home
Contractor
Craft alcohol production
Day care (adult)
Day care (more than 6 children, not home
occupation)
Farmer's market
Funeral home/mortuary
Gas station
Halfway house
Hotel - boutique (30 rooms or less)
Industrial arts studio
Laboratory
Laundry (self-service)
Medical - freestanding emergency room, surgical
center
Mixed-use building
Mixed-use lot
Mobile food vendor park
Movie theater
Multi-family (18 units p/ac or less)
Nursing/residential care facility
Parking lot/garage
Produce stand
School
Shopping center
Short-term rental
Single-family dwelling (attached or detached)
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)

Accessory drive-thru facility
Accessory parking lot/garage
Accessory processing
Accessory school

TEMPORARY USES REQUIRING A PERMIT

Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots
Urban farm - Large (one acre or more)
Urban farm - Small (less than one acre)

ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required
Automobile sales: prohibited
Car wash: prohibited
Gas station: prohibited
Mini-warehouse: prohibited
Mixed-use building and mixed-use lot: SUP required
Multi-family: SUP required
Nursing/residential care facility: SUP required
Oversize vehicle or machine rental, sales or service:
prohibited
Pawn shop: prohibited
Portable building sales: prohibited
RV park: prohibited
Sales yard (outdoor): prohibited
Thrift store: prohibited
Warehouse retail: prohibited
Warehousing: prohibited

OVERLAY DISTRICTS

C3-HC

COMMUNITY COMMERCIAL - HERITAGE CORRIDORS

The Community Commercial category applies to commercial uses that have a lower transportation demand and footprint than Regional Commercial, but a higher transportation demand and footprint than Transitional Commercial. Commercial properties along arterials of the City

The requirements of the Heritage Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

ALLOWED USE, NO SUP REQUIRED

Animal boarding (indoor)
Assembly
Automobile parts and parts sales
Automobile service (no outside storage)
Bank/financial institutions
Bar/wine bar
Barber/beauty shop
Club/lodge
Commercial mail facility
Commercial recreation (indoor)
Convenience store
Craft alcohol production
Funeral home/mortuary
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Gym/sports training facility (over 10,000 sf)
Laundry (self-service)
Library
Live-work unit
Medical - freestanding emergency room, laboratory/
diagnostic services, offices/outpatient, pharmacy,
surgical center, urgent care
Museum
Office (1 story)
Office (2 stories)
Park or open space (private or public)
Plant nursery
Public safety facility
Restaurant
Retail sales
Single-family detached residences, if on 1+ acre lots
Spa
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)

Accessory bank kiosks
Accessory childcare
Accessory convenience store
Accessory garden
Accessory school

SPECIAL USE PERMIT REQUIRED

Artisan craft production
Assisted living facility
Automobile rental facility
Automobile service (outside storage)
Bus terminal
Commercial communication system
Commercial recreation (outdoor)
Community garden
Contractor
Day care (adult)
Day care (more than 6 children, not home
occupation)
Exhibition/fairgrounds
Farmer's market
Hotel - boutique (30 rooms or less)
Hotel/motel
Industrial arts studio
Laboratory
Medical - hospital/inpatient care facility
Mixed-use building
Mixed-use lot
Mobile food vendor park
Movie theater
Multi-family (18 units p/ac or less)
Multi-family (over 18 Units p/ac)
Nursing/Residential care facility
Office (over 2 stories)
Parking lot/garage
Produce stand
School
Shopping center

DIMENSIONS

HEIGHT AND SETBACKS

Maximum height: 30 feet
Corridor setback: 40 feet from Herff;
40 feet from Old San Antonio Rd
Other, front yard: 0 ft
Other, side yard: 5 ft
Other, rear yard: 20 ft

LOTS AND COVERAGE

Min. lot area: 1/2 acre
Min. lot width: 60 ft

Short-term rental
Trade school
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory drive-thru facility
Accessory maintenance facility
Accessory parking lot/garage
Accessory processing

TEMPORARY USES REQUIRING A PERMIT

Amusement rides, carnival, circus
Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots
Urban farm - Large (one acre or more)
Urban farm - Small (less than one acre)

ADDITIONAL USE RESTRICTIONS

Assisted living facilities: SUP required
Automobile sales: prohibited
Car wash: prohibited
Gas station: prohibited
Mini-warehouse: prohibited
Mixed-use building and mixed-use lot: SUP required
Multi-family: SUP required
Nursing/residential care facility: SUP required
Oversize vehicle or machine rental, sales or service:
prohibited
Pawn shop: prohibited
Portable building sales: prohibited
RV park: prohibited
Sales yard (outdoor): prohibited
Thrift store: prohibited
Warehouse retail: prohibited

I2-HC

LIGHT INDUSTRY - HERITAGE CORRIDORS

Light Industry is for industrial uses that have a lower environmental impact than uses permitted in the General Industry category. Properties zoned Light Industry are typically clustered with similar uses and are not compatible with residential neighborhoods or with Neighborhood Commercial.

The requirements of the Heritage Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

DIMENSIONS

HEIGHT AND SETBACKS

Maximum height:	30 feet
Front yard:	50 ft
Side yard:	50 ft
Rear yard:	50 ft

LOTS AND COVERAGE

Min. lot area:	1/2 acre
Min. lot width:	60 ft

ALLOWED USE, NO SUP REQUIRED

Animal boarding (indoor)
Artisan craft production
Automobile parts and parts sales
Automobile service (with or w/o outside storage)
Business park/campus
Club/lodge
College/university
Commercial communication system
Commercial mail facility
Contractor
Fabrication (indoor)
Government facility
Industrial arts studio
Industrial park
Laboratory
Maintenance facility
Office (1 to 2 stories)
Office (over 2 stories)
Park or open space (private or public)
Parking lot/garage
Public safety facility
Railroad facility
Regional detention facility
Research and development facility
Single-family detached residences, if on 1+ acre lots resolve conflict
Trade school
Utility station/substation or service center
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Veterinary clinic (Indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks
Accessory convenience store
Accessory donation bin (outdoor)
Accessory maintenance facility
Accessory parking lot/garage

Accessory portable buildings
Accessory processing
Accessory school

SPECIAL USE PERMIT REQUIRED

Animal boarding (outdoor)
Assembly
Automobile rental facility
Brewery/distillery
Bus terminal
Day care (more than 6 children, not home occupation)
Exhibition/fairgrounds
Funeral home/mortuary
Library
Live-work unit
Manufacturing
Museum
Processing
Veterinary clinic (outdoor boarding)
Accessory childcare

TEMPORARY USES REQUIRING A PERMIT

Assembly
Mobile food vendors
On-site construction offices
Outdoor donation bin
Portable buildings
Portable storage units

ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots
Urban farm - Large (one acre or more)
Urban farm - Small (less than one acre)

ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required
Automobile sales: prohibited
Car wash: prohibited
Gas station: prohibited
Mini-warehouse: prohibited
Mixed-use building and mixed-use lot: SUP required
Multi-family: SUP required
Nursing/residential care facility: SUP required
Oversize vehicle or machine rental, sales or service: prohibited
Pawn shop: prohibited
Portable building sales: prohibited
RV park: prohibited
Sales yard (outdoor): prohibited
Thrift store: prohibited
Warehouse retail: prohibited
Warehousing: prohibited

OVERLAY DISTRICTS

RE-HC

ESTATE RESIDENTIAL - HERITAGE CORRIDORS

The Estate Residential category is for detached dwellings. This category preserves privacy yet accommodates a more suburban development form. The regulations prohibit the establishment of commercial, industrial or other incompatible uses.

The requirements of the Heritage Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

ALLOWED USE, NO SUP REQUIRED

Community home
Halfway house
Park or open space (private or public)
Public recreational facility
Public safety facility
School
Single-family dwelling (detached)
Single-family detached residences, if on 1+ acre lots
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory buildings (other than dwellings)
Accessory detached guest home
Accessory garage apartment
Accessory garden
Accessory greenhouse
Accessory home occupation
Accessory private kennel facility
Accessory portable building
Accessory urban livestock, poultry and/or beekeeping

SPECIAL USE PERMIT REQUIRED

Assembly
Assisted living facility
Community garden
Government facility
Short-term rental
Accessory attached apartment
Accessory childcare

DIMENSIONS

HEIGHT AND SETBACKS

Maximum height: 30 feet
Corridor setback: 40 feet from Herff;
40 feet from Old San Antonio Rd
Other, front yard: 40 ft
Other, side yard: 15 ft
Other, rear yard: 25 ft

LOTS AND COVERAGE

Min. lot area: 1/2 acre
Min. lot frontage: 100 ft

TEMPORARY USES NO PERMIT REQUIRED

Garage/estate sales

TEMPORARY USES REQUIRING A PERMIT

Model home as a sales office
On-site construction offices
Portable storage units

ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots
Urban farm - Large (one acre or more)
Urban farm - Small (less than one acre)

ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required
Automobile sales: prohibited
Car wash: prohibited
Gas station: prohibited
Mini-warehouse: prohibited
Mixed-use building and mixed-use lot: SUP required
Multi-family: SUP required
Nursing/residential care facility: SUP required
Oversize vehicle or machine rental, sales or service: prohibited
Pawn shop: prohibited
Portable building sales: prohibited
RV park: prohibited
Sales yard (outdoor): prohibited
Thrift store: prohibited
Warehouse retail: prohibited
Warehousing: prohibited

R1L-HC

LOW DENSITY RESIDENTIAL - HERITAGE CORRIDORS

The Low Density Residential category is for detached dwellings. R1-L is similar to the Estate Residential category except for the reduced lot dimensions. R1-L lots allow for a conventional, suburban neighborhood form. Commercial, industrial and other non-residential uses are prohibited.

The requirements of the Heritage Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

DIMENSIONS

HEIGHT AND SETBACKS

Maximum height:	30 feet
Corridor setback:	40 feet from Herff; 40 feet from Old San Antonio Rd
Other, front yard:	30 ft
Other, side yard:	10 ft
Other, rear yard:	25 ft

LOTS AND COVERAGE

Min. lot area:	1/2 acre
Min. lot frontage:	80 ft

ALLOWED USE, NO SUP REQUIRED

Community home
Halfway house
Library
Park or open space (private or public)
Public recreational facility
Public safety facility
School
Single-family dwelling (detached)
Single-family detached residences, if on 1+ acre lots
resolve conflict
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory buildings (other than dwellings)
Accessory garden
Accessory greenhouse
Accessory home occupation
Accessory portable building
Accessory urban livestock, poultry and/or beekeeping

SPECIAL USE PERMIT REQUIRED

Assembly
Assisted living facility
Boarding house
Community garden
Government facility
Short-term rental
Accessory attached apartment
Accessory childcare
Accessory detached guest home
Accessory garage apartment

TEMPORARY USES NO PERMIT REQUIRED

Garage/estate sales

TEMPORARY USES REQUIRING A PERMIT

Model home as a sales office
On-site construction offices
Portable storage units

ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots
Urban farm - Large (one acre or more)
Urban farm - Small (less than one acre)

ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required
Automobile sales: prohibited
Car wash: prohibited
Gas station: prohibited
Mini-warehouse: prohibited
Mixed-use building and mixed-use lot: SUP required
Multi-family: SUP required
Nursing/residential care facility: SUP required
Oversize vehicle or machine rental, sales or service:
prohibited
Pawn shop: prohibited
Portable building sales: prohibited
RV park: prohibited
Sales yard (outdoor): prohibited
Thrift store: prohibited
Warehouse retail: prohibited
Warehousing: prohibited

OVERLAY DISTRICTS

R1M-HC

MEDIUM DENSITY RESIDENTIAL - HERITAGE CORRIDORS

The Medium Density Residential category is for detached dwellings on suburban lots. R1-M lots allow for a conventional suburban neighborhood form. Commercial, industrial and other non-residential uses are prohibited. R1-M is most appropriate for the center or edges of neighborhoods where a larger mix of lot types is desired, within walking distance of a nearby activity center or commercial area.

The requirements of the Heritage Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

ALLOWED USE, NO SUP REQUIRED

Community home
Halfway house
Library
Park or open space (private or public)
Public recreational facility
Public safety facility
School
Single-family dwelling (detached)
Single-family detached residences, if on 1+ acre lots resolve conflict
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory buildings (other than dwellings)
Accessory garden
Accessory greenhouse
Accessory home occupation
Accessory stable
Accessory stall
Accessory urban livestock, poultry and/or beekeeping

SPECIAL USE PERMIT REQUIRED

Assembly
Assisted living facility
Boarding house
Community garden
Government facility
Short-term rental
Accessory attached apartment
Accessory childcare
Accessory detached guest home
Accessory garage apartment
Accessory portable building

DIMENSIONS

HEIGHT AND SETBACKS

Maximum height: 30 feet
Corridor setback: 40 feet from Herff;
40 feet from Old San Antonio Rd
Other, front yard: 20 ft; garage 25 ft
Other, side yard: 5 ft; corner lot 10 ft
Other, rear yard: 15 ft; from alley 10 ft
Combined front yard/rear yard: 40 ft minimum

LOTS AND COVERAGE

Min. lot area: 1/2 acre
Min. lot frontage: 65 ft

TEMPORARY USES NO PERMIT REQUIRED

Garage/estate sales

TEMPORARY USES REQUIRING A PERMIT

Model home as a sales office
On-site construction offices
Portable storage units

ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots
Urban farm - Large (one acre or more)
Urban farm - Small (less than one acre)

ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required
Automobile sales: prohibited
Car wash: prohibited
Gas station: prohibited
Mini-warehouse: prohibited
Mixed-use building and mixed-use lot: SUP required
Multi-family: SUP required
Nursing/residential care facility: SUP required
Oversize vehicle or machine rental, sales or service: prohibited
Pawn shop: prohibited
Portable building sales: prohibited
RV park: prohibited
Sales yard (outdoor): prohibited
Thrift store: prohibited
Warehouse retail: prohibited
Warehousing: prohibited

R2M-HC

MODERATE DENSITY RESIDENTIAL - HERITAGE CORRIDORS

The Moderate Density Residential category is for compact, walkable neighborhoods in close proximity to activity centers and commercial areas, which provide many of the daily needs and services sought by residents. This category accommodates small lot configurations and zero lot line housing types, such as garden homes or patio homes, as well as cottage house developments, providing opportunities for alternative housing forms in the City.

The requirements of the Heritage Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

ALLOWED USE, NO SUP REQUIRED

Community home
Cottage house community
Halfway house
Library
Park or open space (private or public)
Public recreational facility
Public safety facility
School
Single-family dwelling (detached)
Single-family detached residences, if on 1+ acre lots
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory garden
Accessory greenhouse
Accessory home occupation
Accessory urban livestock, poultry and/or beekeeping

SPECIAL USE PERMIT REQUIRED

Assembly
Assisted living facility
Boarding house
Community garden
Garden home
Government facility
Short-term rental
Single-family dwelling (attached)
Accessory attached apartment
Accessory buildings (other than dwellings)
Accessory childcare
Accessory detached guest home
Accessory garage apartment

DIMENSIONS

HEIGHT AND SETBACKS

Maximum height: 30 feet
Corridor setback: 40 feet from Herff;
40 feet from Old San Antonio Rd
Other, front yard: 15 ft; garage 25 ft
Other, side yard: 3 ft; corner lot 10 ft
Other, rear yard: 15 ft; from alley 10 ft
Combined front yard/rear yard: 40 ft minimum

LOTS AND COVERAGE

Min. lot area: 1/2 acre
Min. lot frontage: 40 ft; corner lot 50 ft

TEMPORARY USES NO PERMIT REQUIRED

Garage/estate sales

TEMPORARY USES REQUIRING A PERMIT

Model home as a sales office
On-site construction offices

ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots
Urban farm - Large (one acre or more)
Urban farm - Small (less than one acre)

ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required
Automobile sales: prohibited
Car wash: prohibited
Gas station: prohibited
Mini-warehouse: prohibited
Mixed-use building and mixed-use lot: SUP required
Multi-family: SUP required
Nursing/residential care facility: SUP required
Oversize vehicle or machine rental, sales or service: prohibited
Pawn shop: prohibited
Portable building sales: prohibited
RV park: prohibited
Sales yard (outdoor): prohibited
Thrift store: prohibited
Warehouse retail: prohibited
Warehousing: prohibited

OVERLAY DISTRICTS

R4L-HC

LOW DENSITY MULTIFAMILY RESIDENTIAL - HERITAGE CORRIDORS

The Low-Density Multifamily Residential category is applicable in areas where a compact neighborhood development pattern is desired, at transitions between Neighborhood Residential and Commercial designations in the Boerne Master Plan. Low Density Multifamily allows for Garden Apartments.

The requirements of the Heritage Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

ALLOWED USE, NO SUP REQUIRED

Bungalow courts
Community home
Cottage house community
Halfway house
Library
Live-work unit
Park or open space (private or public)
Public recreational facility
Public safety facility
School
Single-family dwelling (attached or detached)
Single-family detached residences, if on 1+ acre lots
resolve conflict
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory garden
Accessory home occupation
Accessory parking lot/garage
Accessory residential convenience service
Accessory urban livestock, poultry and/or
beekeeping

SPECIAL USE PERMIT REQUIRED

Assembly
Assisted living facility
Boarding house
Community garden
Garden home
Mixed-use building
Mixed-use lot
Multi-family dwelling (3-4 units/acre)
Multi-family dwelling (5-18 units/acre)
Nursing/residential care facility
Short-term rental
Accessory childcare

DIMENSIONS

HEIGHT AND SETBACKS

Maximum height: 30 feet
Corridor setback: 40 feet from Herff;
40 feet from Old San Antonio Rd
Other, front yard: 25 ft
Other, side yard: 15 ft
Other, rear yard: 20
Combined front yard/rear yard: 50 ft minimum

LOTS AND COVERAGE

Min. lot area: 1/2 acre

TEMPORARY USES NO PERMIT REQUIRED

Garage/estate sales

TEMPORARY USES REQUIRING A PERMIT

Model home as a sales office
On-site construction offices

ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots
Urban farm - Large (one acre or more)
Urban farm - Small (less than one acre)

ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required
Automobile sales: prohibited
Car wash: prohibited
Gas station: prohibited
Mini-warehouse: prohibited
Mixed-use building and mixed-use lot: SUP required
Multi-family: SUP required
Nursing/residential care facility: SUP required
Oversize vehicle or machine rental, sales or service:
prohibited
Pawn shop: prohibited
Portable building sales: prohibited
RV park: prohibited
Sales yard (outdoor): prohibited
Thrift store: prohibited
Warehouse retail: prohibited
Warehousing: prohibited

RA-HC

AGRICULTURE AND RURAL RESIDENTIAL - HERITAGE CORRIDORS

The Agriculture and Rural Residential category is for agricultural properties, detached dwellings on large lots, un-subdivided parcels requiring little or no public infrastructure in the short term, or rural level infrastructure requirements in the long-term. The regulations are designed to protect the open, rural character of the area.

The requirements of the Heritage Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

DIMENSIONS

HEIGHT AND SETBACKS

Maximum height:	30 ft
Other, front yard:	80 ft
Other, side yard:	50 ft
Other, rear yard:	80 ft

LOTS AND COVERAGE

Min. lot area:	1/2 acre
Min. lot frontage:	300 ft

ALLOWED USE, NO SUP REQUIRED

Boarding house
Commercial agriculture
Commercial stable
Community home
Halfway house
Park or open space (private or public)
Public safety facility
Single-family dwelling (detached)
Single-family detached residences, if on 1+ acre lots
resolve conflict
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory barn
Accessory buildings (other than dwellings)
Accessory detached guest home
Accessory garage apartment
Accessory garden
Accessory greenhouse
Accessory home occupation
Accessory private kennel facility
Accessory portable building
Accessory stable
Accessory stall
Accessory urban livestock, poultry and/or beekeeping

SPECIAL USE PERMIT REQUIRED

Animal boarding (outdoor)
Assembly
Assisted living facility
Commercial communication system
Community garden
Farmer's market
Government facility
Produce stand
Short-term rental
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Veterinary clinic (outdoor boarding)
Accessory attached apartment
Accessory childcare

TEMPORARY USES NO PERMIT REQUIRED

Garage/estate sales
Portable storage units
Temporary occupancy of travel trailers

TEMPORARY USES REQUIRING A PERMIT

On-site construction offices

ADDITIONAL USES ALLOWED

Single-family detached residences, if on 1+ acre lots
Urban farm - Large (one acre or more)
Urban farm - Small (less than one acre)

ADDITIONAL USE RESTRICTIONS

Assisted living facility: SUP required
Automobile sales: prohibited
Car wash: prohibited
Gas station: prohibited
Mini-warehouse: prohibited
Mixed-use building and mixed-use lot: SUP required
Multi-family: SUP required
Nursing/residential care facility: SUP required
Oversize vehicle or machine rental, sales or service:
prohibited
Pawn shop: prohibited
Portable building sales: prohibited
RV park: prohibited
Sales yard (outdoor): prohibited
Thrift store: prohibited
Warehouse retail: prohibited
Warehousing: prohibited

OVERLAY DISTRICTS



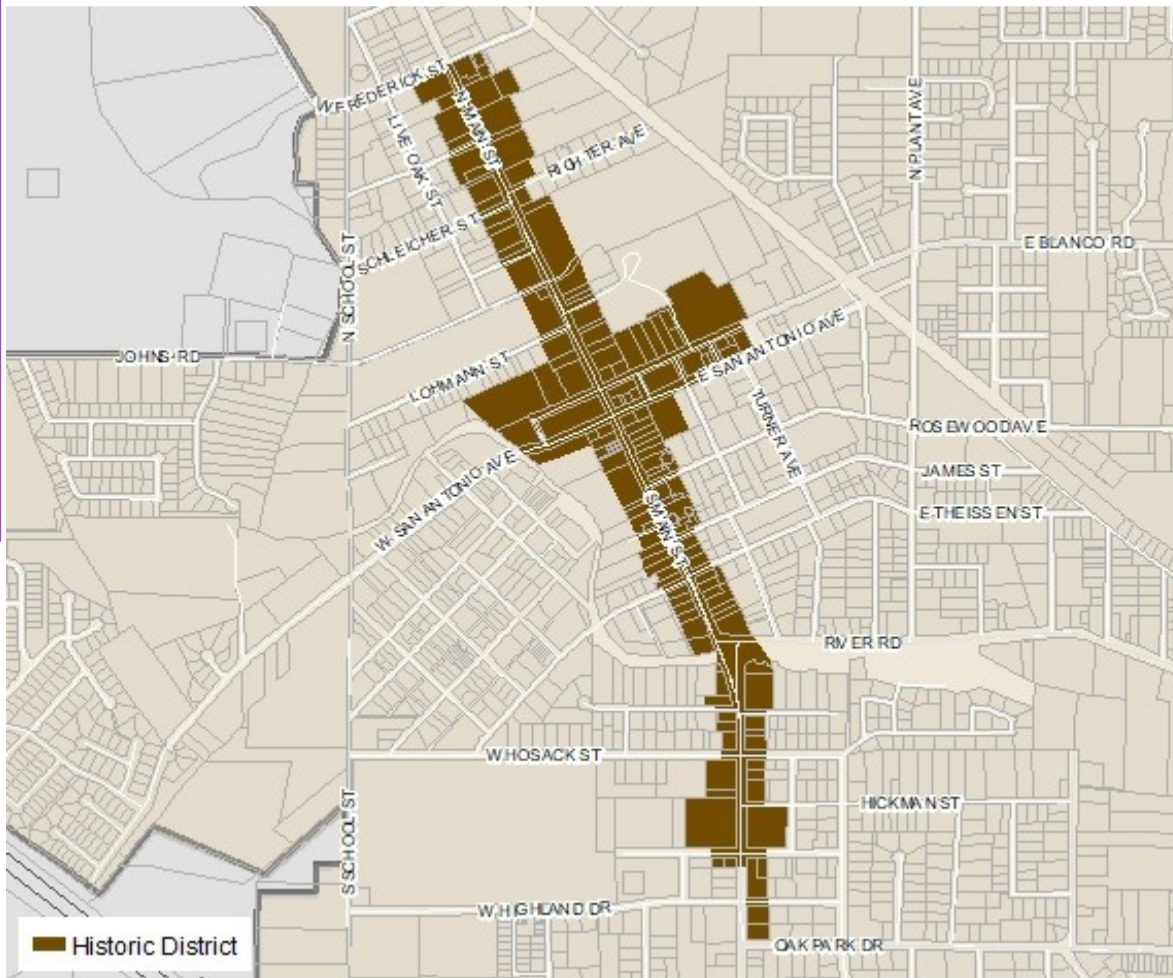
Historic District Overlay District At-A-Glance

June 4, 2021

HISTORIC DISTRICT

The purpose of the Historic District, which is an Overlay District, is to provide design guidance and standards that recognize the unique architectural character and historic patterns of use and site design, in order to preserve and protect the character, history and culture of the City of Boerne through the preservation, restoration and re-use of its historic structures and facilities.

Because of the cultural impact of this district, additional requirements for use and development apply. The requirements of the Historic District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.



DIMENSIONS

(those that differ from base zoning)

RESIDENTIAL

Height/width:	can vary 1/2 story from block average
Building width:	can vary 1/2 from block average
Front yard:	10 ft; detached garage: add'l 5 ft
Side yard:	10 ft for accessory buildings
Rear yard:	10 ft

NONRESIDENTIAL

Height:	40 ft; 10 ft step-back above 2nd story
Front yard:	same as neighbors; min. is 0 ft + unobstructed sidewalk space
Side yard:	5 ft; 0 ft if approved fire wall
Rear yard:	10 ft

ZONING AND USES

ADDITIONAL USES ALLOWED

- Bar/wine bar
- Craft alcohol production
- Short-term rental
- Single-family dwelling (detached)

ADDITIONAL USE RESTRICTIONS

- Assisted living facility: prohibited
- Automobile parts and parts sales: prohibited
- Automobile rental facility: prohibited
- Automobile sales: prohibited
- Automobile service (with or without outside storage): prohibited
- Bar/wine bar: maximum building area is 2,500 sf, and no alcohol service past midnight
- Bus terminal: prohibited
- Car wash: prohibited
- Craft alcohol production: min. 15% gross floor area (GFA) as retail space open to the public; manufacturing-related activity: max. 5,000 sf GFA
- Day care: prohibited
- Funeral home/mortuary: prohibited
- Gas station: prohibited
- Medical - freestanding emergency room: prohibited
- Medical - hospital/inpatient care facility: prohibited
- Medical - surgical center: prohibited
- Mixed-use building or mixed-use lot: SUP required
- Multi-family: SUP required
- Nursing/residential care facility: prohibited



- Pawn shop: prohibited
- Portable building sales: prohibited
- RV park: prohibited
- Sales yard (outdoor): prohibited
- Shopping center: prohibited
- Warehouse retail: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

RESIDENTIAL DESIGN

- Reference the Historic Design Guidelines for specific information about Residential Design in the Historic District
- The Historic Landmark Commission reviews and approves many aspects of residential design in the Historic District, in keeping with the Historic Design Guidelines
- Maintain the existing pattern of surrounding historic buildings
- The main building entry should face the street

OTHER DESIGN ELEMENTS ADDRESSED BY THE HISTORIC DESIGN GUIDELINES

- Building entry, windows, porches, garages and roof structures
- Building materials
 - Fences, walls, and accessory buildings

NONRESIDENTIAL DESIGN

- As with residential design, reference the Historic Design Guidelines for specific information about nonresidential design in the Historic District
- The Historic Landmark Commission also reviews and approves many aspects of nonresidential design in the Historic District, in keeping with the Historic Design Guidelines

OTHER DESIGN ELEMENTS ADDRESSED BY THE HISTORIC DESIGN GUIDELINES

- Building entry, building facades, fences and walls

SIGNAGE

GENERAL REQUIREMENTS FOR SIGNS IN THE HISTORIC DISTRICT

- Signs require a Certificate of Appropriateness from the HLC before a permit will be granted

PROHIBITED SIGN TYPES AND SIGN ELEMENTS

- Detached canopy signs
- Perimeter wall signs, except for inset or engraved markers
- Freestanding entry feature signs
- Portable changeable message board signs
- Pole signs

SIGNS REQUIRING ADDITIONAL DOCUMENTATION

- If it can be demonstrated that a certain sign element was original to the site, or to the period in which the site was first developed, that sign element may be permitted, per HLC approval. This includes channel letter sign faces and tube letter or neon signs.

OVERLAY DISTRICTS

C2-HD

TRANSITIONAL COMMERCIAL - HISTORIC DISTRICT

Transitional Commercial is a transition between lower and higher intensity commercial properties, and as a transition between neighborhoods and commercial areas. Properties zoned Transitional Commercial might have high peak hour trip generation, but their daily overall trip generation should not be high. Transitional Commercial properties should be characterized by pedestrian-oriented design.

The requirements of the Historic District Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Historic District, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits.

DIMENSIONS

HEIGHT AND SETBACKS

Height:	40 ft; 10 ft step back above 2nd story
Front yard:	same as neighbors; min. is 0 ft + unobstructed sidewalk space
Side yard:	5 ft; 0 ft if approved fire wall
Rear yard:	10 ft

LOTS AND COVERAGE

Max. footprint: 12,000 sf/building

ALLOWED USES, NO SUP REQUIRED

Animal boarding (indoor)
Assembly
Bank/financial institutions
Bar/wine bar
Barber/beauty shop
Commercial mail facility
Convenience store
Craft alcohol production
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Library
Live-work unit
Medical - laboratory/diagnostic services, offices/outpatient, pharmacy, urgent care
Museum
Office (1 story or 2 stories)
Park or open space (public or private)
Plant nursery
Public safety facility
Restaurant
Retail sales
Short-term rental
Single-family dwelling (detached)
Spa
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks
Accessory childcare
Accessory convenience store
Accessory garden

SPECIAL USE PERMIT (SUP) REQUIRED

Artisan craft production
Club or lodge
Commercial communication system
Commercial recreation (indoor)
Community garden
Community home
Contractor
Farmer's market
Halfway house
Hotel - boutique (30 rooms or less)
Industrial arts studio
Laboratory
Laundry (self-service)
Mixed-use building
Mixed-use lot
Mobile food vendor park
Movie theater
Multi-family (18 units p/ac or less)
Parking lot/garage
Produce stand
School
Single-family dwelling (attached)
Thrift store (no outside storage/donation bin)
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory drive-thru facility
Accessory parking lot/garage
Accessory processing
Accessory school

TEMPORARY USES REQUIRING A PERMIT

Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

ADDITIONAL USE RESTRICTIONS

- Assisted living facility: prohibited
- Automobile parts and parts sales: prohibited
- Automobile rental facility: prohibited
- Automobile sales: prohibited
- Automobile service (with or without outside storage): prohibited
- Bar/wine bar: maximum building area is 2,500 sf, and no alcohol service past midnight
- Bus terminal: prohibited
- Car wash: prohibited
- Craft alcohol production: min. 15% gross floor area (GFA) as retail space open to the public; manufacturing-related activity: max. 5,000 sf GFA
- Day care: prohibited
- Funeral home/mortuary: prohibited
- Gas station: prohibited

- Medical - freestanding emergency room: prohibited
- Medical - hospital/inpatient care facility: prohibited
- Medical - surgical center: prohibited
- Mixed-use building or mixed-use lot: SUP required
- Multi-family: SUP required
- Nursing/residential care facility: prohibited
- Pawn shop: prohibited
- Portable building sales: prohibited
- RV park: prohibited
- Sales yard (outdoor): prohibited
- Shopping center: prohibited
- Warehouse retail: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

C3-HD

COMMUNITY COMMERCIAL - HISTORIC DISTRICT

The Community Commercial category applies to commercial uses that have a lower transportation demand and footprint than Regional Commercial, but a higher transportation demand and footprint than Transitional Commercial. Commercial properties along arterials of the City.

The requirements of the Historic District Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Historic District, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits.

DIMENSIONS

HEIGHT AND SETBACKS

Height:	40 ft; 10 ft step-back above 2nd story
Front yard:	same as neighbors; min. is 0 ft + unobstructed sidewalk space
Side yard:	5 ft; 0 ft if approved fire wall
Rear yard:	10 ft

LOTS AND COVERAGE

Max. lot width: 1/2 of block

ALLOWED USES, NO SUP REQUIRED

Animal boarding (indoor)
Assembly
Bank/financial institutions
Bar/wine bar
Barber/beauty shop
Club/lodge
Commercial mail facility
Commercial recreation (indoor)
Convenience store
Craft alcohol production
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Gym/sports training facility (over 10,000 sf)
Laundry (self-service)
Library
Live-work unit
Medical - laboratory/diagnostic services, offices/outpatient, pharmacy, urgent care
Museum
Office (1 story or 2 stories)
Park or open space (public or private)
Plant nursery
Public safety facility
Restaurant
Retail sales
Short-term rental
Single-family dwelling (detached)
Spa
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks

Accessory childcare
Accessory convenience store
Accessory garden
Accessory school

SPECIAL USE PERMIT REQUIRED

Artisan craft production
Commercial communication system
Commercial recreation (outdoor)
Community garden
Contractor
Exhibition/fairgrounds
Farmer's market
Hotel - boutique (30 rooms or less)
Hotel/motel
Industrial arts studio
Laboratory
Mixed-use building
Mixed-use lot
Mobile food vendor park
Movie theater
Multi-family (18 units p/ac or less)
Multi-family (over 18 Units p/ac)
Office (over 2 stories)
Parking lot/garage
Produce stand
School
Thrift store (with or w/o outside storage/donation bin)
Trade school
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory display/sales area (outdoor)

Accessory donation bin (outdoor)
Accessory drive-thru facility
Accessory maintenance facility
Accessory parking lot/garage
Accessory processing

TEMPORARY USES REQUIRING A PERMIT

Amusement rides, carnival, circus
Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

ADDITIONAL USE RESTRICTIONS

- Assisted living facility: prohibited
- Automobile parts and parts sales: prohibited
- Automobile rental facility: prohibited
- Automobile sales: prohibited
- Automobile service (with or without outside storage): prohibited
- Bar/wine bar: maximum building area is 2,500 sf, and no alcohol service past midnight
- Bus terminal: prohibited
- Car wash: prohibited
- Craft alcohol production: min.

15% gross floor area (GFA) as retail space open to the public; manufacturing-related activity: max. 5,000 sf GFA

- Day care: prohibited
- Funeral home/mortuary: prohibited
- Gas station: prohibited
- Medical - freestanding emergency room: prohibited
- Medical - hospital/inpatient care facility: prohibited
- Medical - surgical center: prohibited
- Mixed-use building or mixed-use lot: SUP required
- Multi-family: SUP required
- Nursing/residential care facility: prohibited
- Pawn shop: prohibited
- Portable building sales: prohibited
- RV park: prohibited
- Sales yard (outdoor): prohibited
- Shopping center: prohibited
- Warehouse retail: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

OVERLAY DISTRICTS



River Road Overlay District At-A-Glance

June 4, 2021

OVERLAY DISTRICTS

The requirements of the River Road Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.



(those that differ from base zoning)

Max. height:	30 ft/2 stories; 38 ft/3 stories with 10-ft step back by DRC approval
Front yard:	min. 5 ft setback; max. 25 ft setback
Side yard:	if corner lots: 10 ft; if adj. to single family: 0-3 ft
Rear yard:	if adj. to residential: 5 ft; if alley: 0 ft

Max. lot width: 150 ft or 1/2 block length

- Bar/wine bar (commercial only)
- Craft alcohol production (commercial only)
- Mixed-use building (commercial only)
- Mixed-use lot (commercial only)
- Short-term rental

- Assisted living facility: SUP required
- Attached dwelling units and multi-dwelling units: no River Road frontage
- Automobile parts and parts sales: prohibited
- Automobile rental: prohibited
- Automobile sales: prohibited
- Automobile service (with or without outside storage): prohibited
- Bar/wine bar: maximum building area is 2,500 sf, and no alcohol service past midnight
- Bus terminal: prohibited
- Car wash: prohibited
- Craft alcohol production: minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 square feet for manufacturing-related activity
- Funeral home/mortuary: prohibited
- Gas station: prohibited
- Nursing/residential care facility: SUP required
- Pawn shop: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply



ZONING AND USES - RESIDENTIAL

ADDITIONAL USES ALLOWED

- Short-term rental

ADDITIONAL USE RESTRICTIONS

- Assisted living facility: SUP required
- Attached dwelling units and multi-family units: no River Road frontage
- Automobile rental: prohibited
- Automobile service: prohibited
- Auto parts and parts sales: prohibited
- Bar/wine bar: prohibited
- Car wash: prohibited
- Craft alcohol production: prohibited
- Funeral home/mortuary: prohibited
- Gas station: prohibited
- Nursing/residential care facility: SUP required
- Pawn shop: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

LANDSCAPING, FENCING AND SCREENING

- Minimize obstruction of views along River Road
- Tree canopy coverage of 50% or more for nonresidential properties
- No privacy fences along River Road, except for perimeter walls required by the City (follow City regulations for these required perimeter walls)
- Where perimeter walls are required, landscape screening shall also be used in front of the perimeter wall

PARKING, DRIVEWAYS AND SIDEWALKS

- 50% standard parking requirement for nonresidential uses
- Credits for spaces within 300 ft along River Road
- Credits for spaces within 60 feet along side streets
- Driveways off of side streets, not off of River Road
- Total sidewalk width: at least 5 feet
- A clear space above sidewalk of at least 8 feet

SIGNAGE

PROHIBITED SIGN TYPES

- Detached canopy signs
- Perimeter wall signs
- Freestanding entry feature signs
- Portable changeable message board signs

POLE SIGNS

- Maximum height: 8 feet
- Maximum area of sign face: 16 square feet

PYLON SIGNS

- Maximum height: 10 feet
- Maximum area of sign face: 50 square feet

REQUIRES CERTIFICATE OF APPROVAL FROM DRC

- Illuminated signs, illumination that is not static
- Tube letter signs that are freestanding
- Digital signs

OVERLAY DISTRICTS

C1-RR

NEIGHBORHOOD COMMERCIAL - RIVER ROAD OVERLAY DISTRICT

The Neighborhood Commercial category is for neighborhood-compatible commercial uses. Usually located between residential areas and commercial areas, Neighborhood Commercial includes single and multi-tenant properties. Neighborhood Commercial is applicable in any area where small-scale retail and services are desired to support adjacent residential use.

The requirements of the River Road Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

ALLOWED USES, NO SUP REQUIRED

Bar/wine bar
Barber/beauty shop
Commercial mail facility
Craft alcohol production
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Live-work unit
Medical - laboratory/diagnostic services, offices/ outpatient
Mixed-use building
Mixed-use lot
Office (1 story)
Park or open space (private or public)
Public safety facility
Restaurant
Retail sales
Short-term rental
Single-family dwelling (attached or detached)
Spa
Accessory bank kiosks
Accessory childcare
Accessory garden

SPECIAL USE PERMIT (SUP) REQUIRED

Animal boarding (indoor)
Artisan craft production
Assembly
Assisted living facility
Bank/financial institutions
Commercial communication system
Community garden
Community home
Contractor
Convenience store
Day care (adult)
Day care (more than 6 children, not home occupation)
Farmer's market
Halfway house
Laboratory
Laundry (self-service)
Medical - pharmacy
Medical - urgent care
Mobile food vendor park
Nursing/Residential care facility
Office (2 stories)
Produce stand
Shopping center
Thrift store (no outside storage/donation bin)
Urban farm, small (less than one acre)
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory drive-thru facility
Accessory school

DIMENSIONS

HEIGHT AND SETBACKS

Max. height:	30 ft/2 stories; 38 ft/3 stories with 10 ft step-back by DRC approval min. 5 ft, max. 25 ft
Front yard:	if corner lots: 10 ft; if adj. to single family: 0-3 ft
Side yard:	adj. to residential: 5 ft;
Rear yard:	alley: 0 ft

LOTS AND COVERAGE

Max. lot width:	150 ft or 1/2 block length
Max. footprint:	5,000 sf/building

TEMPORARY USES REQUIRING A PERMIT

Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

ADDITIONAL USE RESTRICTIONS

- Assisted living facility: SUP required
- Attached dwelling units and multi-dwelling units: no River Road frontage
- Automobile parts and parts sales: prohibited
- Automobile rental: prohibited
- Automobile sales: prohibited
- Automobile service (with or without outside storage): prohibited
- Bar/wine bar: maximum building area is 2,500 sf, and no alcohol service past midnight
- Bus terminal: prohibited
- Car wash: prohibited
- Craft alcohol production: minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 square feet for manufacturing-related activity
- Funeral home/mortuary: prohibited
- Gas station: prohibited
- Nursing/residential care facility: SUP required
- Pawn shop: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

C2-RR

TRANSITIONAL COMMERCIAL - RIVER ROAD OVERLAY DISTRICT

Transitional Commercial is a transition between lower and higher intensity commercial properties, and as a transition between neighborhoods and commercial areas. Properties zoned Transitional Commercial might have high peak hour trip generation, but their daily overall trip generation should not be high. Transitional Commercial properties should be characterized by pedestrian-oriented design.

The requirements of the River Road Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

ALLOWED USES, NO SUP REQUIRED

Animal boarding (indoor)
Assembly
Bank/financial institutions
Bar/wine bar
Barber/beauty shop
Commercial mail facility
Convenience store
Craft alcohol production
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Library
Live-work unit
Medical - laboratory/diagnostic services, offices/
outpatient, pharmacy, urgent care
Mixed-use building
Mixed-use lot
Museum
Office (1 story)
Office (2 stories)
Park or open space (private or public)
Plant nursery
Public safety facility
Restaurant
Retail sales
Short-term rental
Spa
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks
Accessory childcare
Accessory convenience store
Accessory garden

SPECIAL USE PERMIT (SUP) REQUIRED

Artisan craft production
Assisted living facility
Club/lodge
Commercial communication system
Commercial recreation (indoor)
Community garden
Community home
Contractor
Day care (adult)
Day care (more than 6 children, not home
occupation)
Farmer's market
Halfway house
Hotel - boutique (30 rooms or less)
Industrial arts studio
Laboratory
Laundry (self-service)
Medical - freestanding emergency room, surgical
center
Mobile food vendor park
Movie theater
Multi-family (18 units p/ac or less)
Nursing/residential care facility
Parking lot/garage
Produce stand
School
Shopping center
Single-family dwelling (attached or detached)
Thrift store (no outside storage/donation bin)
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory drive-thru facility
Accessory parking lot/garage
Accessory processing
Accessory school

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with
10 ft step back by DRC approval
Front yard: min. 5 ft, max. 25 ft
Side yard: if corner lots: 10 ft; if adj. to
single family: 0-3 ft
Rear yard: adj. to residential: 5 ft; alley: 0 ft

LOTS AND COVERAGE

Max. lot width: 150 ft or 1/2 block length
Max. footprint: 12,000 sf/building

TEMPORARY USES REQUIRING A PERMIT

Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

ADDITIONAL USE RESTRICTIONS

- Assisted living facility: SUP required
- Attached dwelling units and multi-dwelling
units: no River Road frontage
- Automobile parts and parts sales: prohibited
- Automobile rental: prohibited
- Automobile sales: prohibited
- Automobile service (with or without outside
storage): prohibited
- Bar/wine bar: maximum building area is 2,500
sf, and no alcohol service past midnight
- Bus terminal: prohibited
- Car wash: prohibited
- Craft alcohol production: minimum 15% gross
floor area as retail space open to the public;
maximum gross floor area of 2,000 square
feet for manufacturing-related activity
- Funeral home/mortuary: prohibited
- Gas station: prohibited
- Nursing/residential care facility: SUP required
- Pawn shop: prohibited
- For establishments with outdoor
entertainment, the City's noise and light
ordinances apply

OVERLAY DISTRICTS

C3-RR

COMMUNITY COMMERCIAL - RIVER ROAD OVERLAY DISTRICT

The Community Commercial category applies to commercial uses that have a lower transportation demand and footprint than Regional Commercial, but a higher transportation demand and footprint than Transitional Commercial. Commercial properties along arterials of the City

The requirements of the River Road Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

ALLOWED USES, NO SUP REQUIRED

Animal boarding (indoor)
Assembly
Bank/financial institutions
Bar/wine bar
Barber/beauty shop
Club/lodge
Commercial mail facility
Commercial recreation (indoor)
Convenience store
Craft alcohol production
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Gym/sports training facility (over 10,000 sf)
Laundry (self-service)
Library
Live-work unit
Medical - freestanding emergency room, laboratory/ diagnostic services, offices/outpatient, pharmacy, surgical center, urgent care
Mixed-use building
Mixed-use lot
Museum
Office (1 story)
Office (2 stories)
Park or open space (private or public)
Plant nursery
Public safety facility
Restaurant
Retail sales
Short-term rental
Spa
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks
Accessory childcare
Accessory convenience store
Accessory garden
Accessory school

SPECIAL USE PERMIT (SUP) REQUIRED

Artisan craft production
Assisted living facility
Commercial communication system
Commercial recreation (outdoor)
Community garden
Contractor
Day care (adult)
Day care (more than 6 children, not home occupation)
Exhibition/fairgrounds
Farmer's market
Hotel - boutique (30 rooms or less)
Hotel/motel
Industrial arts studio
Laboratory
Medical - hospital/inpatient care facility
Mobile food vendor park
Movie theater
Multi-family (18 units p/ac or less)
Multi-family (over 18 Units p/ac)
Nursing/residential care facility
Office (over 2 stories)
Parking lot/garage
Produce stand
School
Shopping center
Thrift store (with or w/o outside storage/donation bin)
Trade school
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory drive-thru facility
Accessory maintenance facility
Accessory parking lot/garage
Accessory processing
Accessory sales yard (outdoor)

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with 10 ft step-back by DRC approval
Front yard: min. 5 ft, max. 25 ft
Side yard: if corner lots: 10 ft; if adj. to single family: 0-3 ft
Rear yard: adj. to residential: 5 ft; alley: 0 ft

LOTS AND COVERAGE

Min. lot width: 60 ft
Max. lot width: 150 ft or 1/2 block length

TEMPORARY USES REQUIRING A PERMIT

Amusement rides, carnival, circus
Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

ADDITIONAL USE RESTRICTIONS

- Assisted living facility: SUP required
- Attached dwelling units and multi-dwelling units: no River Road frontage
- Automobile parts and parts sales: prohibited
- Automobile rental: prohibited
- Automobile sales: prohibited
- Automobile service (with or without outside storage): prohibited
- Bar/wine bar: maximum building area is 2,500 sf, and no alcohol service past midnight
- Bus terminal: prohibited
- Car wash: prohibited
- Craft alcohol production: minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 square feet for manufacturing-related activity
- Funeral home/mortuary: prohibited
- Gas station: prohibited
- Nursing/residential care facility: SUP required
- Pawn shop: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

R2M-RR

MODERATE DENSITY RESIDENTIAL - RIVER ROAD OVERLAY DISTRICT

The Moderate-Density Residential category is for compact, walkable neighborhoods in close proximity to activity centers and commercial areas, which provide many of the daily needs and services sought by residents.

The requirements of the River Road Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

DIMENSIONS

HEIGHT AND SETBACKS (MAIN BLDG)

Max. height: 30 ft/2 stories; 38 ft/3 stories with 10 ft step-back by DRC approval
 Front yard: min. 5 ft, max. 25 ft; garage 25 ft
 Side yard: if corner lots: 10 ft; if adj. to single family: 0-3 ft
 Rear yard: adj. to residential: 5 ft; alley: 0 ft

LOTS AND COVERAGE

Min. lot area: 4,000 sf
 Min. lot front: 40 ft
 Max. lot width: 150 ft or 1/2 block length

ALLOWED USES, NO SUP REQUIRED

Community home
 Cottage house community
 Halfway house
 Library
 Park or open space (private or public)
 Public recreational facility
 Public safety facility
 School
 Short-term rental
 Single-family dwelling (detached)
 Accessory garden
 Accessory greenhouse
 Accessory home occupation
 Accessory urban livestock, poultry and/or beekeeping

SPECIAL USE PERMIT (SUP) REQUIRED

Assembly
 Assisted living facility
 Boarding house
 Community garden
 Garden home
 Government facility
 Single-family dwelling (attached)
 Urban farm, small (less than one acre)
 Accessory attached apartment
 Accessory buildings (other than dwellings)
 Accessory childcare
 Accessory detached guest home
 Accessory garage apartment

TEMPORARY USES, NO PERMIT REQUIRED

Garage/estate sales

TEMPORARY USES REQUIRING A PERMIT

Model home as sales office
 On-site construction offices

ADDITIONAL USE RESTRICTIONS

- Assisted living facility: SUP required
- Attached dwelling units and multi-dwelling units: no River Road frontage
- Automobile parts and parts sales: prohibited
- Automobile rental: prohibited
- Automobile sales: prohibited
- Automobile service (with or without outside storage): prohibited
- Bar/wine bar: maximum building area is 2,500 sf, and no alcohol service past midnight
- Bus terminal: prohibited
- Car wash: prohibited
- Craft alcohol production: minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 square feet for manufacturing-related activity
- Funeral home/mortuary: prohibited
- Gas station: prohibited
- Nursing/residential care facility: SUP required
- Pawn shop: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply

OVERLAY DISTRICTS

R4L-RR

LOW DENSITY MULTIFAMILY— RIVER ROAD OVERLAY DISTRICT

The Low-Density Multifamily Residential category is applicable in areas where a compact neighborhood development pattern is desired, at transitions between Neighborhood Residential and Commercial designations in the Boerne Master Plan. Low Density Multifamily allows for Garden Apartments.

The requirements of the River Road Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply.

ALLOWED USES, NO SUP REQUIRED

Bungalow courts
Community home
Cottage house community
Halfway house
Library
Live-work unit
Multi-family (3-4 units/acre)
Park or open space (private or public)
Public recreational facility
Public safety facility
School
Short-term rental
Single-family dwelling (attached or detached)
Accessory garden
Accessory home occupation
Accessory parking lot/garage
Accessory residential convenience service
Accessory urban livestock, poultry and/or beekeeping

SPECIAL USE PERMIT (SUP) REQUIRED

Assembly
Assisted living facility
Boarding house
Community garden
Garden home
Multi-family (5-18 units/acre)
Nursing/residential care facility
Urban farm, small (less than one acre)
Accessory childcare

DIMENSIONS

HEIGHT AND SETBACKS

Max. height: 30 ft/2 stories; 38 ft/3 stories with 10 ft step-back by DRC approval
Front yard: min. 5 ft, max. 25 ft
Side yard: if corner lots: 10 ft; if adj. to single family: 0-3 ft
Rear yard: adj. to residential: 5 ft; alley: 0 ft

LOTS AND COVERAGE

Max. lot width: 150 ft or 1/2 block length

TEMPORARY USES, NO PERMIT REQUIRED

Garage/estate sales

TEMPORARY USES REQUIRING A PERMIT

Model home as sales office
On-site construction offices

ADDITIONAL USE RESTRICTIONS

- Assisted living facility: SUP required
- Attached dwelling units and multi-dwelling units: no River Road frontage
- Automobile parts and parts sales: prohibited
- Automobile rental: prohibited
- Automobile sales: prohibited
- Automobile service (with or without outside storage): prohibited
- Bar/wine bar: maximum building area is 2,500 sf, and no alcohol service past midnight
- Bus terminal: prohibited
- Car wash: prohibited
- Craft alcohol production: minimum 15% gross floor area as retail space open to the public; maximum gross floor area of 2,000 square feet for manufacturing-related activity
- Funeral home/mortuary: prohibited
- Gas station: prohibited
- Nursing/residential care facility: SUP required
- Pawn shop: prohibited
- For establishments with outdoor entertainment, the City's noise and light ordinances apply



**Scenic Interstate Corridor Overlay
District
At-A-Glance
June 4, 2021**

SCENIC INTERSTATE CORRIDOR

The Scenic Interstate Overlay District is intended to accommodate auto-oriented commercial development while preserving the scenic hill country views that characterize the natural beauty of Boerne. The Corridor includes all land within and touching 500 feet of the right of way boundary of IH-10. The Scenic Interstate Corridor is divided into three sub-areas based on topography: the High Elevation Area, the Middle Elevation Area and the Low Elevation Area.

The requirements of the Scenic Interstate Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Scenic Interstate Corridor, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits.

DIMENSIONS

(those that differ from base zoning)

HIGH ELEVATION AREA:

Max. height: 30 feet
Min. setbacks: 40 feet from IH-10
other property lines: by base zoning

MIDDLE ELEVATION AREA:

Max. height: 30 ft or 1/3 building setback distance, up to 50ft
Min. setbacks: 50 feet from IH-10
other property lines: by base zoning

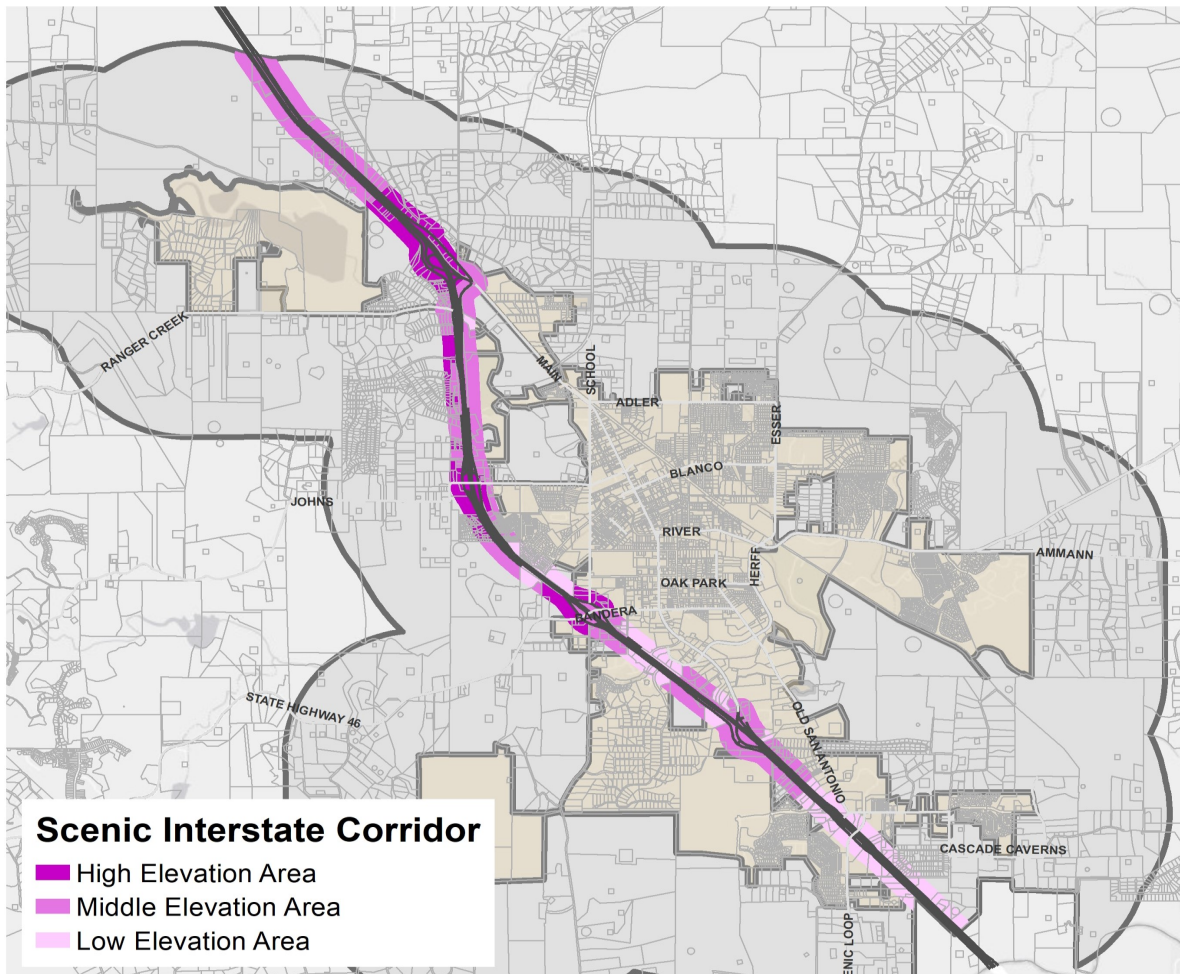
LOW ELEVATION AREA:

Max. height: 30 ft/2 stories or 1/3 distance to IH-10 from Building line, to 75 ft
Min. setback: 50 feet from IH-10
other property lines: by base zoning

ZONING AND USES

- Follow base zoning

OVERLAY DISTRICTS





ENVIRONMENTAL DESIGN

- Tree Preservation in the buffer: all existing protected trees shall remain within the 30 ft buffer zone.
- Incorporate at least one BMP, in accordance with the LID selection of structural BMPs, into site plan.



LANDSCAPING AND SCREENING

- Minimum 30-foot deep landscape buffer
- Buffer designed to screen parking and buildings.
- Landscaping in buffer zone to enhance existing protected trees.
- Large tree component (>50 ft) required for building screening
- Spacing based on canopy width at maturity
- Landscape buffer must extend along at least 80% of the I-10 frontage.
- Depth to planting area, not just a hedge row
- Utilities outside of landscape buffer
- For cross streets, screen parking areas with landscape screening 3 feet tall
- Select trees from Boerne's recommended tree list
- Grass for lawn areas: solid-sodded

PARKING AND DRIVEWAYS

- On-street parking is not counted toward the minimum parking requirements.



SIGNAGE

PROHIBITED SIGN TYPES AND SIGN ELEMENTS

- Portable changeable message board signs
- Bulletin board cabinets

SIGNS IN THE HIGH ELEVATION AREA

- Pole signs: max. sign height is 20 ft and max. sign area is 40 ft; height up to 30 ft with DRC approval
- Pylon signs: max. sign height is 25 ft; up to 40 ft with DRC approval

SIGNS IN THE MIDDLE ELEVATION AREA

- Pole signs: max. sign height is 30 ft and max sign area is 40 ft; height up to 45 ft with DRC approval
- Pylon signs: max. sign height is 40 ft; height up to 45 ft with DRC approval

SIGNS IN THE LOW ELEVATION AREA

- Pole signs: max. sign height is 40 ft and max sign area is 40 ft; height up to 60 ft and sign area up to 60 ft with DRC approval
- Pylon signs: max. sign height is 40 ft; height up to 60 ft with DRC approval

OTHER REQUIREMENTS

- Digital signs, illuminated signs where illumination is static, and electronic message boards require approval by DRC
- Minimum 100 ft separation of freestanding signs along the IH-10 frontage, if pole or pylon
- Only one freestanding sign per street frontage without a Master Sign Agreement

OVERLAY DISTRICTS

C2-IC

TRANSITIONAL COMMERCIAL - SCENIC INTERSTATE CORRIDOR

Transitional Commercial is a transition between lower and higher intensity commercial properties, and as a transition between neighborhoods and commercial areas. Properties zoned Transitional Commercial might have high peak hour trip generation, but their daily overall trip generation should not be high.

The requirements of the Scenic Interstate Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Scenic Interstate Corridor, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits. The Scenic Interstate Corridor is divided into three sub-areas based on topography: the High Elevation Area, the Middle Elevation Area and the Low Elevation Area.

ALLOWED USE, NO SUP REQUIRED

Animal boarding (indoor)
Assembly
Assisted living facility
Bank/financial institutions
Barber/beauty shop
Commercial mail facility
Convenience store
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Library
Live-work unit
Medical - laboratory/diagnostic services, offices/
outpatient, pharmacy, urgent care
Museum
Nursing/residential care facility
Office (1 story or 2 stories)
Park or open space (private or public)
Plant nursery
Public safety facility
Restaurant
Retail sales
Spa
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks
Accessory childcare
Accessory convenience store
Accessory garden

SPECIAL USE PERMIT REQUIRED

Artisan craft production
Automobile parts and parts sales
Automobile service (no outside storage)
Bar/wine bar
Club/lodge
Commercial communication system
Commercial recreation (indoor)
Community garden
Community home
Contractor
Craft alcohol production
Day care (adult)
Day care (more than 6 children, not home
occupation)
Farmer's market
Funeral home/mortuary
Gas station
Halfway house
Hotel - boutique (30 rooms or less)
Industrial arts studio
Laboratory
Laundry (self-service)
Medical - freestanding emergency room, surgical
center
Mixed-use building
Mixed-use lot
Mobile food vendor park
Movie theater
Multi-family (18 units p/ac or less)
Parking lot/garage
Produce stand

DIMENSIONS

(those that differ from base zoning)

HIGH ELEVATION AREA:

Max. height: 30 feet
Min. setbacks: 40 feet from IH-10
other property lines: by base
zoning

MIDDLE ELEVATION AREA:

Max. height: 30 ft or 1/3 building setback
distance, up to 50ft
Min. setbacks: 50 feet from IH-10
other property lines: by base
zoning

LOW ELEVATION AREA:

Max. height: 30 ft/2 stories or 1/3 distance to
IH-10 from Building line, to 75 ft
Min. setback: 50 feet from IH-10
other property lines: by base

School
Shopping center
Short-term rental
Single-family dwelling (attached or detached)
Thrift store (no outside storage/donation bin)
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory car wash
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory drive-thru facility
Accessory parking lot/garage
Accessory processing
Accessory school

TEMPORARY USES REQUIRING A PERMIT

Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

C3-IC

COMMUNITY COMMERCIAL - SCENIC INTERSTATE CORRIDOR

The Community Commercial category applies to commercial uses that have a lower transportation demand and footprint than Regional Commercial, but a higher transportation demand and footprint than Transitional Commercial. Commercial properties along arterials of the City.

The requirements of the Scenic Interstate Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Scenic Interstate Corridor, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits. The Scenic Interstate Corridor is divided into three sub-areas based on topography: the High Elevation Area, the Middle Elevation Area and the Low Elevation Area.

ALLOWED USE, NO SUP REQUIRED

Animal boarding (indoor)
Assembly
Assisted living facility
Automobile parts and parts sales
Automobile service (no outside storage)
Bank/financial institutions
Bar/wine bar
Barber/beauty shop
Car wash
Club/lodge
Commercial mail facility
Commercial recreation (indoor)
Convenience store
Craft alcohol production
Funeral home/mortuary
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Gym/sports training facility (over 10,000 sf)
Laundry (self-service)
Library
Live-work unit
Medical - freestanding emergency room, laboratory/ diagnostic services, offices/outpatient, pharmacy, surgical center, urgent care
Museum
Nursing/residential care facility
Office (1 story or 2 stories)
Park or open space (private or public)
Plant nursery
Public safety facility
Restaurant
Retail sales
Spa
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks

Accessory childcare
Accessory convenience store
Accessory garden
Accessory school

SPECIAL USE PERMIT REQUIRED

Artisan craft production
Automobile rental facility
Automobile sales
Automobile service (outside storage)
Bus terminal
Commercial communication system
Commercial recreation (outdoor)
Community garden
Contractor
Day care (adult)
Day care (more than 6 children, not home occupation)
Exhibition/fairgrounds
Farmer's market
Gas station
Hotel - boutique (30 rooms or less)
Hotel/motel
Industrial arts studio
Laboratory
Medical - hospital/inpatient care facility
Mixed-use building
Mixed-use lot
Mobile food vendor park
Movie theater
Multi-family (18 units p/ac or less)
Multi-family (over 18 Units p/ac)
Office (over 2 stories)
Parking lot/garage
Pawn shop
Produce stand
School
Shopping center

DIMENSIONS

(those that differ from base zoning)

HIGH ELEVATION AREA:

Max. height: 30 feet
Min. setbacks: 40 feet from IH-10
other property lines: by base zoning

MIDDLE ELEVATION AREA:

Max. height: 30 ft or 1/3 building setback distance, up to 50ft
Min. setbacks: 50 feet from IH-10
other property lines: by base zoning

LOW ELEVATION AREA:

Max. height: 30 ft/2 stories or 1/3 distance to IH-10 from Building line, to 75 ft
Min. setback: 50 feet from IH-10
other property lines: by base

Short-term rental
Thrift store (no outside storage/donation bin)
Thrift store (with outside storage/donation bin)
Trade school
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Accessory car wash
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory drive-thru facility
Accessory maintenance facility
Accessory parking lot/garage
Accessory processing
Accessory sales yard (outdoor)

TEMPORARY USES REQUIRING A PERMIT

Amusement rides, carnival, circus
Assembly
Donation bin (outdoor)
Mobile food vendors
On-site construction offices

OVERLAY DISTRICTS

C4-IC

REGIONAL COMMERCIAL- SCENIC INTERSTATE CORRIDOR

Regional Commercial is intended for commercial areas along Interstate 10, where traffic levels are high, and the thoroughfare system can accommodate higher trip generation. It is intended for commercial uses that serve the larger region, with generally larger building footprints and increased parking demand.

The requirements of the Scenic Interstate Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Scenic Interstate Corridor, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits. The Scenic Interstate Corridor is divided into three sub-areas based on topography: the High Elevation Area, the Middle Elevation Area and the Low Elevation Area.

ALLOWED USE, NO SUP REQUIRED

Animal boarding (indoor)
Assembly
Automobile parts and parts sales
Automobile rental facility
Automobile service (with or without outside storage)
Bank/financial institutions
Bar/wine bar
Barber/beauty shop
Car wash
Commercial communication system
Commercial mail facility
Commercial recreation (indoor or outdoor)
Convenience store
Craft alcohol production
Funeral home/mortuary
Gas station
Government facility
Grocery store
Gym/sports training facility (10,000 sf or less)
Gym/sports training facility (over 10,000 sf)
Hotel - boutique (30 rooms or less)
Hotel/motel
Library
Medical - laboratory/diagnostic services, hospital/inpatient care facility, laboratory/diagnostic services, offices/outpatient, pharmacy, surgical center, urgent care
Movie theater
Museum
Office (1 story or 2 stories)
Office (over 2 stories)
Park or open space (private or public)
Parking lot/garage
Plant nursery

Public safety facility
Restaurant
Retail sales
Spa
Trade school
Veterinary clinic (indoor boarding)
Veterinary clinic (no boarding)
Accessory bank kiosks
Accessory childcare
Accessory convenience store
Accessory drive-thru facility
Accessory garden
Accessory parking lot/garage
Accessory sales yard (outdoor)
Accessory school

SPECIAL USE PERMIT REQUIRED

Artisan craft production
Assisted living facility
Automobile sales
Brewery/distillery
Bus terminal
College/university
Community garden
Contractor
Exhibition/fairgrounds
Farmer's market
Laboratory
Mini-warehouse
Mixed-use building
Mixed-use lot
Mobile food vendor park
Multi-family (18 units p/ac or less)
Multi-family (over 18 Units p/ac)
Nursing/residential care facility
Pawn shop

DIMENSIONS

(those that differ from base zoning)

HIGH ELEVATION AREA:

Max. height: 30 feet
Min. setbacks: 40 feet from IH-10
other property lines: by base zoning

MIDDLE ELEVATION AREA:

Max. height: 30 ft or 1/3 building setback distance, up to 50ft
Min. setbacks: 50 feet from IH-10
other property lines: by base zoning

LOW ELEVATION AREA:

Max. height: 30 ft/2 stories or 1/3 distance to IH-10 from Building line, to 75 ft
Min. setback: 50 feet from IH-10
other property lines: by base zoning

Produce stand
RV park
School
Shopping center
Short-term rental
Thrift store (with or without outside storage/donation bin)
Urban farm, large (one acre or more)
Urban farm, small (less than one acre)
Warehouse retail
Wholesale
Accessory car wash
Accessory display/sales area (outdoor)
Accessory donation bin (outdoor)
Accessory maintenance facility
Accessory processing

TEMPORARY USES REQUIRING A PERMIT

Amusement rides, carnival, circus
Assembly
Mobile food vendors
On-site construction offices
Donation bin (outdoor)

I1-IC

STORAGE AND TRANSPORTATION - SCENIC INTERSTATE CORRIDOR

The Storage and Transportation category is for warehouses, storage facilities and transportation facilities that provide service to the community. Storage and Transportation facilities are to be located where streets and infrastructure can accommodate the higher impacts.

The requirements of the Scenic Interstate Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Scenic Interstate Corridor, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits. The Scenic Interstate Corridor is divided into three sub-areas based on topography: the High Elevation Area, the Middle Elevation Area and the Low Elevation Area.

DIMENSIONS

(those that differ from base zoning)

HIGH ELEVATION AREA:

Max. height: 30 feet
Min. setbacks: 40 feet from IH-10
other property lines: by base zoning

MIDDLE ELEVATION AREA:

Max. height: 30 ft or 1/3 building setback distance, up to 50ft
Min. setbacks: 50 feet from IH-10
other property lines: by base zoning

LOW ELEVATION AREA:

Max. height: 30 ft/2 stories or 1/3 distance to IH-10 from Building line, to 75 ft
Min. setback: 50 feet from IH-10
other property lines: by base

OVERLAY DISTRICTS

ALLOWED USE, NO SUP REQUIRED

Animal boarding (outdoor)
Automobile parts and parts sales
Automobile rental facility
Automobile sales
Bus terminal
Commercial agriculture
Commercial communication system
Commercial mail facility
Commercial stable
Convenience store
Gas station
Government facility
Maintenance facility
Mini-warehouse
Office (1 story or 2 stories)
Oversize vehicle and machinery rental, sales and service
Park or open space (private or public)
Parking lot/garage
Portable building sales
Public safety facility
Railroad facility
Veterinary clinic (outdoor boarding)
Warehousing
Wholesale
Accessory car wash
Accessory convenience store
Accessory donation bin (outdoor)
Accessory maintenance facility
Accessory parking lot/garage
Accessory portable buildings
Accessory processing
Accessory school

SPECIAL USE PERMIT REQUIRED

Assembly
Live-work unit
Office (over 2 stories)
RV park
Accessory automobile service (outside storage)
Accessory childcare
Accessory commercial communication system

TEMPORARY USES REQUIRING A PERMIT

Assembly
Mobile food vendors
On-site construction offices
Portable buildings
Portable storage units
Outdoor donation bin

I2-IC

LIGHT INDUSTRY - SCENIC INTERSTATE CORRIDOR

Light Industry is for industrial uses that are typically clustered with similar uses and are not compatible with residential neighborhoods or with Neighborhood Commercial.

The requirements of the Scenic Interstate Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Scenic Interstate Corridor, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits. The Scenic Interstate Corridor is divided into three sub-areas based on topography: the High Elevation Area, the Middle Elevation Area and the Low Elevation Area.

ALLOWED USE, NO SUP REQUIRED

Animal boarding (indoor)
 Artisan craft production
 Automobile parts and parts sales
 Automobile service (with or without outside storage)
 Business park/campus
 Car wash
 Club/lodge
 College/university
 Commercial communication system
 Commercial mail facility
 Contractor
 Fabrication (indoor)
 Government facility
 Industrial arts studio
 Industrial park
 Laboratory
 Maintenance facility
 Office (1 story or 2 stories)
 Office (over 2 stories)
 Park or open space (private or public)
 Parking lot/garage
 Public safety facility
 Railroad facility
 Regional detention facility
 Research and development facility
 Trade school
 Utility station/substation or service center
 Veterinary clinic (Indoor boarding)
 Veterinary clinic (no boarding)
 Warehousing
 Accessory bank kiosks
 Accessory convenience store
 Accessory donation bin (outdoor)
 Accessory maintenance facility
 Accessory parking lot/garage
 Accessory portable buildings
 Accessory processing

Accessory sales yard (outdoor)
 Accessory school

SPECIAL USE PERMIT REQUIRED

Animal boarding (outdoor)
 Assembly
 Automobile rental facility
 Brewery or distillery
 Bus terminal
 Day care (more than 6 children, not home occupation)
 Exhibition/fairgrounds
 Funeral home/mortuary
 Library
 Live-work unit
 Manufacturing
 Museum
 Processing
 Veterinary clinic (outdoor boarding)
 Accessory childcare

DIMENSIONS

(those that differ from base zoning)

HIGH ELEVATION AREA:

Max. height: 30 feet
 Min. setbacks: 40 feet from IH-10
 other property lines: by base zoning

MIDDLE ELEVATION AREA:

Max. height: 30 ft or 1/3 building setback distance, up to 50ft
 Min. setbacks: 50 feet from IH-10
 other property lines: by base zoning

LOW ELEVATION AREA:

Max. height: 30 ft/2 stories or 1/3 distance to IH-10 from Building line, to 75 ft
 Min. setback: 50 feet from IH-10
 other property lines: by base zoning

TEMPORARY USES REQUIRING A PERMIT

Assembly
 Mobile food vendors
 On-site construction offices
 Outdoor donation bin
 Portable buildings
 Portable storage units

R2M-IC

MODERATE DENSITY RESIDENTIAL - SCENIC INTERSTATE CORRIDOR

The Moderate Density Residential category accommodates small lot configurations and zero lot line housing types, such as garden homes or patio homes, as well as cottage house developments, providing opportunities for alternative housing forms in the City.

The requirements of the Scenic Interstate Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Scenic Interstate Corridor, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits. The Scenic Interstate Corridor is divided into three sub-areas based on topography: the High Elevation Area, the Middle Elevation Area and the Low Elevation Area.

DIMENSIONS

(those that differ from base zoning)

HIGH ELEVATION AREA:

Max. height: 30 feet
Min. setbacks: 40 feet from IH-10
other property lines: by base zoning

MIDDLE ELEVATION AREA:

Max. height: 30 ft or 1/3 building setback distance, up to 50ft
Min. setbacks: 50 feet from IH-10
other property lines: by base zoning

LOW ELEVATION AREA:

Max. height: 30 ft/2 stories or 1/3 distance to IH-10 from Building line, to 75 ft
Min. setback: 50 feet from IH-10
other property lines: by base

ALLOWED USE, NO SUP REQUIRED

- Assisted living facility
- Community home
- Cottage house community
- Halfway house
- Library
- Park or open space (private or public)
- Public recreational facility
- Public safety facility
- School
- Single-family dwelling (detached)
- Accessory garden
- Accessory greenhouse
- Accessory home occupation
- Accessory urban livestock, poultry and/or beekeeping

SPECIAL USE PERMIT REQUIRED

- Assembly
- Boarding house
- Community garden
- Garden home
- Government facility
- Short-term rental
- Single-family dwelling (attached)
- Urban farm, small (less than one acre)
- Accessory attached apartment
- Accessory buildings (other than dwellings)
- Accessory childcare
- Accessory detached guest home
- Accessory garage apartment

TEMPORARY USES NO PERMIT REQUIRED

- Garage and estate sales

TEMPORARY USES REQUIRING A PERMIT

- Model home as sales office
- On-site construction offices

OVERLAY DISTRICTS

R4L-IC

LOW DENSITY MULTIFAMILY - SCENIC INTERSTATE CORRIDOR

The Low-Density Multifamily Residential category allows for garden apartments, and is applicable at transitions between Neighborhood Residential and Commercial designations in the Boerne Master Plan.

The requirements of the Scenic Interstate Corridor Overlay District supersede certain standards of the base zoning and the general design requirements of the UDC. However, if the overlay doesn't provide a standard or a regulation, then the base zoning and general standards of the UDC apply. For the Scenic Interstate Corridor, the requirements related to platting and signage extend to the extraterritorial jurisdiction of the City. All other requirements of this overlay district apply only within the City limits. The Scenic Interstate Corridor is divided into three sub-areas based on topography: the High Elevation Area, the Middle Elevation Area and the Low Elevation Area.

ALLOWED USE, NO SUP REQUIRED

Assisted living facility
Bungalow courts
Community home
Cottage house community
Halfway house
Library
Live-work unit
Multi-family dwelling (3-4 units/acre)
Nursing/residential care facility
Park or open space (private or public)
Public recreational facility
Public safety facility
School
Single-family dwelling (attached or detached)
Accessory garden
Accessory home occupation
Accessory parking lot/garage
Accessory residential convenience service
Accessory urban livestock, poultry and/or beekeeping

SPECIAL USE PERMIT REQUIRED

Assembly
Boarding house
Community garden
Garden home
Mixed-use building
Mixed-use lot
Multi-family dwelling (5-18 units/acre)
Short-term rental
Urban farm, small (less than one acre)
Accessory childcare

DIMENSIONS

HEIGHT AND SETBACKS

Max. height:	By High/Middle/Low Elev. Area
IH-10 setback:	By High/Middle/Low Elev. Area
Other, front yard:	25 ft
Other, side yard:	15 ft
Other, rear yard:	20 ft
Combined FY/RV:	50 ft minimum

LOTS AND COVERAGE


Min. lot area:	6,000 sf; add'l 200 sf/per unit after first two units
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TEMPORARY USES NO PERMIT REQUIRED

Garage and estate sales

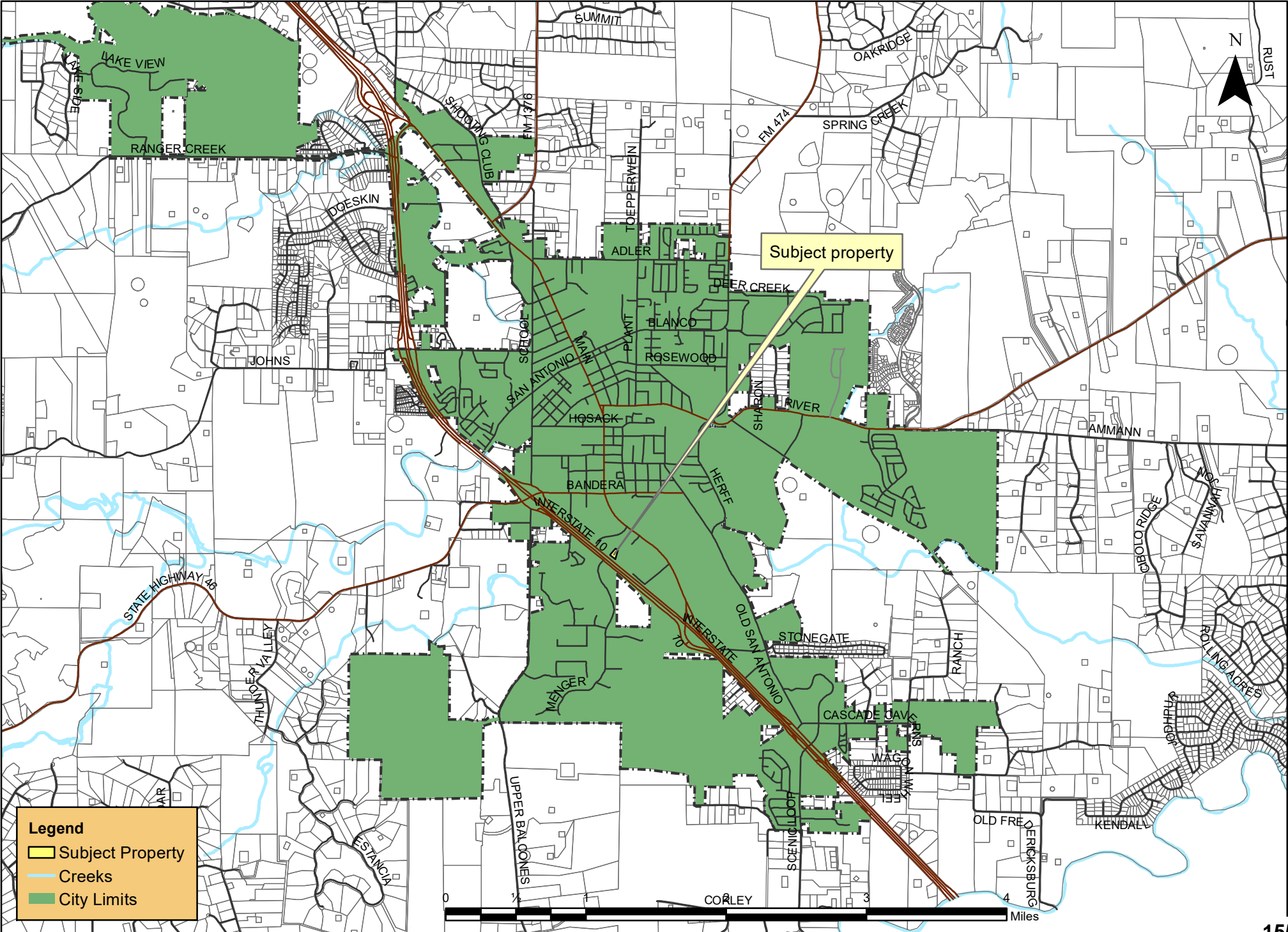
TEMPORARY USES REQUIRING A PERMIT

Model home as sales office
On-site construction offices

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input checked="" type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	June 07, 2021
Requested Action	Discussion item to consider the proposed creative alternative for a property located at 114 Herff Road (KAD 298709, HB Subdivision blk 1, lot 8 (replat), 1.411 acres) to allow more than 15% of the parking located between the building and IH-10 (Kevin Love/ Las Palapas)
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development
Background Information	<p>The site is being developed as a restaurant and based on the proposed site plan, they need a creative alternative to accommodate the parking along IH-10.</p> <p>As a B-2 zoning, the use of a restaurant with a drive-thru is allowed, but the Entrance Corridor Overlay District does not allow more than 15% of the parking to be located between the main building and the frontage of IH-10 (the remainder parking should be placed in the side and “back” of the building). The lot is also part of the SoBo Overlay District - Hybrid Commercial Character Zone.</p> <p><i>Article 5, Section 25,E. Entrance Corridor parking standards...</i></p> <ol style="list-style-type: none"> 1. <i>To the greatest extent possible, on-site parking areas shall be designed to reduce the negative visual effects of vast paved areas and shall contain landscape planting islands and defined pedestrian walkways.</i> 2. <i>The location of the on-site parking surface areas shall be located to the side or rear of a building.</i> 3. <i>No more than 15% of the required parking spaces may be located between the principal building front building line and the front set back.</i> <p>According to the developers’ team, the proposed location will allow for a better connection between the parking lots, and the</p>

	<p>location of the building also follows the same setbacks as the other development surrounding it.</p> <p>Assuming the approval of the UDC, this area will be zoned C-4 and this area will fall in the Scenic Interstate Corridor which would allow the parking along IH-10 with at least 30 feet of stringent screening requirements.</p>
Item Justification	<div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Attached are location maps, and site plan.

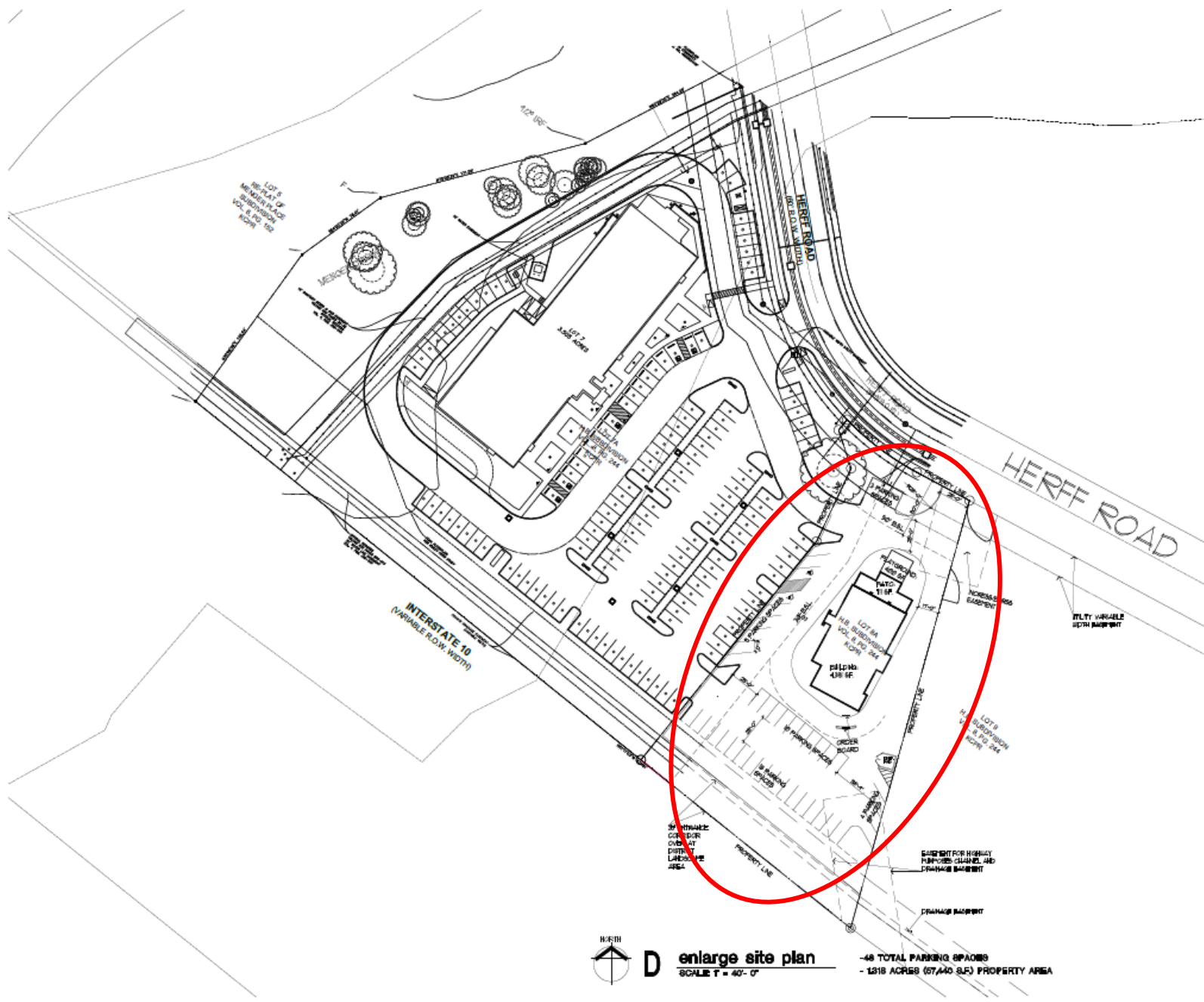
114 Herff Road



SUBJECT PROPERTY

114 Herff Road





D

enlarge site plan
SCALE T = 40' - 0"

-48 TOTAL PARKING SPACES
- 1218 ACRES (57,440 S.F.) PROPERTY AREA



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04.22.2021



Las Palapas Boerne

Herff Rd,
Boerne, TX
78008

design set

REVISED
FULL SHEET REVISED 1/15

PROJECT NO.
DATE
SHEET

site plan
proposal