



AGENDA ITEM SUMMARY

Agenda Date	October 6, 2025
Requested Action	Hold a public hearing and consider a request for a special use permit (SUP) for an accessory drive-thru located at 31500 Interstate 10 (Scooter's Coffee).
Contact Person	Jo-Anmarie Andrade, Planner II (830) 816-2040, jandrade@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The property is an undeveloped 0.721-acre tract located at 31500 Interstate 10 (BDSP - Scenic Loop Rd Lot 1). It is owned by Brazos de Santos Partners LTD, and the applicant is Andrew Davis for Texas Coffee Holdings.</p> <p>The property is designated Auto-Oriented Commercial on the Future Land Use Map.</p> <p>The property is located within the city limits, zoned C3 – Community Commercial and falls within the Scenic Interstate Corridor Overlay District.</p> <p>The Scenic Interstate Corridor Overlay District, as detailed in UDC Chapter 3, Section 3.17, establishes additional design and development standards to minimize the visual and environmental impacts of auto-oriented development on the natural landscape</p> <p>Accessory drive-thrus are permitted in the C3 Zoning District subject to review and approval of a Special Use Permit (SUP) (UDC Sec. 3.7).</p> <p>A Boerne Neighborhood Discussion (BND) was held on August 19, 2025, to gather input for the proposed Scooter's Coffee drive-thru SUP at 31500 IH-10 . No members of the public attended. The applicant presented plans addressing site layout, drive-thru stacking, access, landscaping, lighting, and anticipated impacts.</p> <p>REQUEST:</p> <ol style="list-style-type: none">1. The applicant, Texas Coffee Holdings, LLC (Scooter's Coffee), requests a Special Use Permit (SUP) to allow a 668-square-foot

	<p>Scooter’s Coffee with a drive-thru at 31500 IH-10, zoned C3–Community Commercial within the Scenic Interstate Corridor Overlay District.</p> <ol style="list-style-type: none">2. The proposed drive-thru is designed to accommodate up to 14 vehicles in the queue and provides an escape lane.3. The site plan identifies five on-site spaces, including one ADA stall, with an additional ten shared spaces available, for a total of fifteen. A bicycle rack is also proposed, providing accommodation for alternative transportation.4. The hours of operation are 5:30 AM to 8:00 PM, seven days a week. <p>ANALYSIS:</p> <p>The Planning and Zoning Commission must determine whether the proposed use meets the requirements of Section 2.5.D.4 of the UDC prior to making a recommendation on the Special Use Permit. The applicant bears the responsibility of demonstrating compliance. Below is a summary of staff analysis:</p> <p><u><i>Compatibility and Consistency with Comprehensive Master Plan</i></u></p> <ul style="list-style-type: none">• The subject property is designated Auto-Oriented Commercial on the Land Use Map of the Comprehensive Master Plan. The Auto-Oriented Commercial category is intended for high-traffic corridor uses such as restaurants and supports businesses that primarily serve the automobile while requiring enhanced landscaping, buffering, signage, and pedestrian accessibility. The proposed Scooter’s Coffee drive-thru is compatible with this vision.• The site is a vacant pad within a commercial subdivision along IH-10. While it has been used informally for overflow parking by adjacent businesses, it is not developed or permitted for that purpose. Its planned use as a drive-thru coffee shop is consistent with the areas intended retail and service-based development pattern. <p><u><i>Compatibility with Zoning District, and UDC</i></u></p> <ul style="list-style-type: none">• The site is located between Valero, NAPA Auto Parts, and Bill Miller Bar-B-Q near the intersection of IH-10 and Scenic Loop Road. Bill Miller already operates an accessory drive- thru at this location, and the proposed Scooter’s Coffee drive-thru use is consistent with the surrounding commercial tenants in terms of
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	<p>scale, intensity, and hours of operation. The proposed use is consistent with C3 zoning when approved with an SUP (UDC 3-7.B.2).</p> <ul style="list-style-type: none">• The proposed site design complies with Scenic Interstate Corridor Overlay requirements (UDC Sec. 3.17), which include enhanced landscaping and buffering, such as the required 30-foot landscape buffer along IH-10, restrictions on signage type and scale, and compliance with dark-sky lighting standards. <p><u>Evaluation of Design, Configuration, and Operation</u></p> <ul style="list-style-type: none">• The project proposes a 668-square-foot building designed as a drive-thru coffee shop with no indoor seating.• The drive-thru is designed for a 14-car queue stack with a bypass lane. Average service time is estimated at two minutes per vehicle, based on comparable store performance as provided by the applicant.• A walk-up service window with ADA-accessible pedestrian connection is included, linking to the public sidewalk within the IH-10 right-of-way access road.• Dumpster facilities will be fully screened and landscaping meets overlay requirements.• Hours of operation are 5:30 AM to 8:00 PM, seven days a week.• Noise, lighting, and activity levels are consistent with adjacent commercial uses, and staff may assist with queue management during peak periods. <p><u>Access, Circulation, and Parking</u></p> <ul style="list-style-type: none">• Access to the site is provided via Interstate 10 W frontage road. The site will utilize one entry and two exit driveways, with cross-access provided through existing commercial drives serving the subdivision. No new curb cuts are required.• Per UDC Section 5.6.G.1, restaurant uses require one bicycle space for every 20 vehicle parking spaces. Based on seven required vehicle spaces, one bicycle space is required. The site plan provides two bicycle spaces, exceeding the minimum requirement.• A Peak Hour Traffic (PHT) Generation Worksheet was submitted, showing 57 PM peak-hour trips, which does not exceed the threshold requiring a Traffic Impact Analysis (TIA).• Per UDC Section 5.6.B.6, restaurant uses require one parking space per 100 square feet of gross floor area. For the proposed
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664-square-foot building, seven spaces are required. The site plan provides five on-site spaces, including one ADA-compliant stall, with the remaining two spaces satisfied through a shared parking agreement with Bill Miller's. A bicycle rack is also included, providing accommodations for alternative transportation.

Environmental Considerations

- The subject property lies within the Lower Glenrose Buffer, which typically requires submission of a Geological Assessment Report to identify potential aquifer recharge features. In this case, the requirement has been waived because the site has already been graded, and no significant natural features remain.
- The property is also located within Development Protection Zone 2 (DPZ 2). DPZ areas highlight environmentally sensitive lands where additional review is recommended to minimize aquifer recharge and stormwater impacts. The proposed mitigation measures—including a bioretention/LID feature, xeriscape/native landscaping, and the 30-foot IH-10 buffer—are consistent with the intent of DPZ guidance.
- The site plan incorporates a bioretention/low impact development (LID) feature for stormwater quality management in accordance with UDC Ch. 8; final compliance will be verified at the site development permit stage.
- Landscaping incorporates xeriscape/native plantings and meets the 30-foot buffer requirement along IH-10, consistent with nonresidential landscaping standards and the Scenic Interstate Corridor Overlay District.
- The applicant submitted a photometric plan demonstrating dark-sky compliant lighting in accordance with UDC Appendix D.

Utilities

- The site includes existing utility connections, and the proposed use will not significantly increase water or sewer demand. There is existing capacity to serve the proposed use.

FINDINGS:

- The proposed SUP is consistent with the Comprehensive Master Plan.
- The proposed SUP is compatible with existing uses and the future land use plan.
- The proposed SUP is consistent with the approval criteria listed Section 2.5.D of the UDC.

	<p>RECOMMENDATION:</p> <p>The Planning and Zoning Commission should hold a public hearing and determine if the request meets the requirements of UDC Section 2-5.D Special Use Permits. If the Commission chooses to recommend approval, staff recommends the inclusion of the following conditions:</p> <ol style="list-style-type: none"> 1. Final design and installation of the proposed bioretention/low impact development (LID) feature shall be subject to staff approval to ensure compliance with UDC Chapter 8 Environmental Design requirements. 2. Final design and installation of escape lane shall be subject to staff approval to ensure compliance with UDC access and circulation standards. 3. The proposed use shall conform to the narrative and site plan date stamped September 24, 2025. 4. In accordance with UDC Sec, 2-5.D.8.a.iii, the Special Use Permit shall expire within two years from the date of approval if no physical improvements are made, and a certificate of occupancy is not issued. <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Commission’s decision.</p> <p>I move that the Planning and Zoning Commission recommend APPROVAL of the request for a Special Use Permit to allow a 668-square-foot Scooter’s Coffee with a drive-thru at 31500 IH-10, zoned C3–Community Commercial within the Scenic Interstate Corridor Overlay District subject to the four stipulations recommended by staff.</p> <p>OR</p> <p>I move that the Planning and Zoning Commission recommend DENIAL a Special Use Permit based on the following findings: (The Commission will need to state the reasons for denial, referencing the criteria in Section 2-5.D of the UDC.)</p>
Strategic Alignment	
Financial Considerations	N/A

Citizen Input/Board Review	<p>A BND meeting for this request was held on August 19, 2025. Text message notifications were sent to neighbors in a geo-targeted area surrounding the project. No members of the public attended. The applicant presented plans addressing site layout, drive-thru stacking, access, landscaping, lighting, and anticipated impacts.</p> <p>Notice of the Planning & Zoning Commission public hearing was published in the Boerne Star on September 21, 2025. Letters were sent to 15 property owners within 500 feet, and a public notice was posted on the property on September 24, 2025. No responses were received.</p>
Legal Review	This action is needed to meet statutory requirements.
Alternative Options	The Commission must approve, approve with conditions, extend the review, or disapprove the request. Each condition or reason for denial must be directly related to requirements of city regulations and may not be arbitrary.
Supporting Documents	<p>Attachment 1 – Aerial Map</p> <p>Attachment 2 – Future Land Use Map</p> <p>Attachment 3 – Zoning Map</p> <p>Attachment 4 – Environmental Constraints</p> <p>Attachment 5 – Project Narrative& Exhibits</p> <p>Attachment 6 – UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria</p>