

Minutes 6/16/2021

Projects Subcommittee Attendees

Rich Sena BISD

John Ramirez BISD

Bitsy Pratt Boerne

Henry Acosta BISD

Gary Louie Comfort

Del Eulberg Boerne

Jeff Carroll SOB

We opened our meeting discussing the BISD demographic information related to the Southwest Quadrant. This quadrant is on the west side of I10, south of 46 and north of Corley Road. It will be the second area of high growth over the next decade according to the BISD demographers. The first being the Southeast quadrant discussed and reported in the minutes of the 6/1/2021 meeting of this committee.

The Planning unit map for this area is included. The solid yellow fill units make up 84% of the projected growth. All are located along the I10 corridor. The remaining planning unit growth in this quadrant is in the areas bounded by yellow. [See map Southwest quadrant BISD planning units.](#)

We reviewed the interim recommendations of the KCBFOTC and found one project in this quadrant.

Coughran – Upper Balcones to SH 46

The intersection of Coughran and 46W needs a light and turn lanes. It will connect SH46 to Upper Balcones Rd. and provide a safe intersection on a portion of SH46 that has blind curves approaching this area making turns dangerous.

We reviewed the COB projects planned in this area and found one in the Capital Improvement Projects for 2017-21:

Enterprise parkway to I10.

Phase I creates a connection between the Scenic Loop and the I.H.-10 frontage road to help relieve traffic congestion along Scenic Loop.

Phase II widens Scenic Loop from the I.H.-10 frontage road to Sophia Circle to improve traffic operations at the I.H.-10 intersection.

Jeff Carroll, COB, also shared development agreements relating to roads in this quadrant:

Per our meeting earlier in the week, attached is copy of the City's major throughfare plan and publicly available documents for Beidenhorn (now being called Corley Farms) and Regent Park developments.

As shown in red on the Biedenarn exhibit, this development is constructing an East/West primary collector (shown on City's major throughfare plan as orange). This collector will eventually connect Scenic Loop to Upper Balcones. We discussed a recommendation for pathway from Kendall Creek Estates to Valerie Lane such that students could walk/bike thru the Biedenhorn development and stay off Scenic Loop Road.

As shown on the Regent Park exhibit, this development is constructing an East/West major arterial (shown on City's major throughfare plan as red) known as Regent Blvd. Per the thoroughfare plan this roadway would continue to Upper Balcones and then towards Hwy46. The Menger Springs development provided ROW for this arterial extension along its southern border, but the Menger Springs density did not require the construction of the roadway.

The Regent Park development is also constructing a portion of North/South primary collector (shown on City's major throughfare plan as orange) that would extend from IH10/Main street intersection in southerly direction to eventually connect to the east/west primary collector being constructed with Biedenarn project. A portion of this north/South collector will also be constructed by The Buc-ee's development. There is a parcel owned by Balous Miller between Buc-ee's and Regent Park where roadway will be required when that site is developed.

See maps: [COB transportation plan 2019](#), [Biedenhorn Development Agreement](#), [master plan regent](#).

We want to note that the Regent park Blvd and Menger ROW do not connect to Upper Balcones without the acquisition of an additional parcel.

Otherwise these roadway projects combined give this area multiple options for north/south and east/west travel within the Southwest quadrant. It fits the needs in the areas of primary growth. The subcommittee agreed these improvements adequately solved to the projected growth in the area.

The additional recommendation we have is to improve Coughran Road as traffic demands.*

When the new elementary school comes on board in WCID 3 pedestrian connections are needed from Kendall Creek Estates and Boerne Heights to this elementary school.

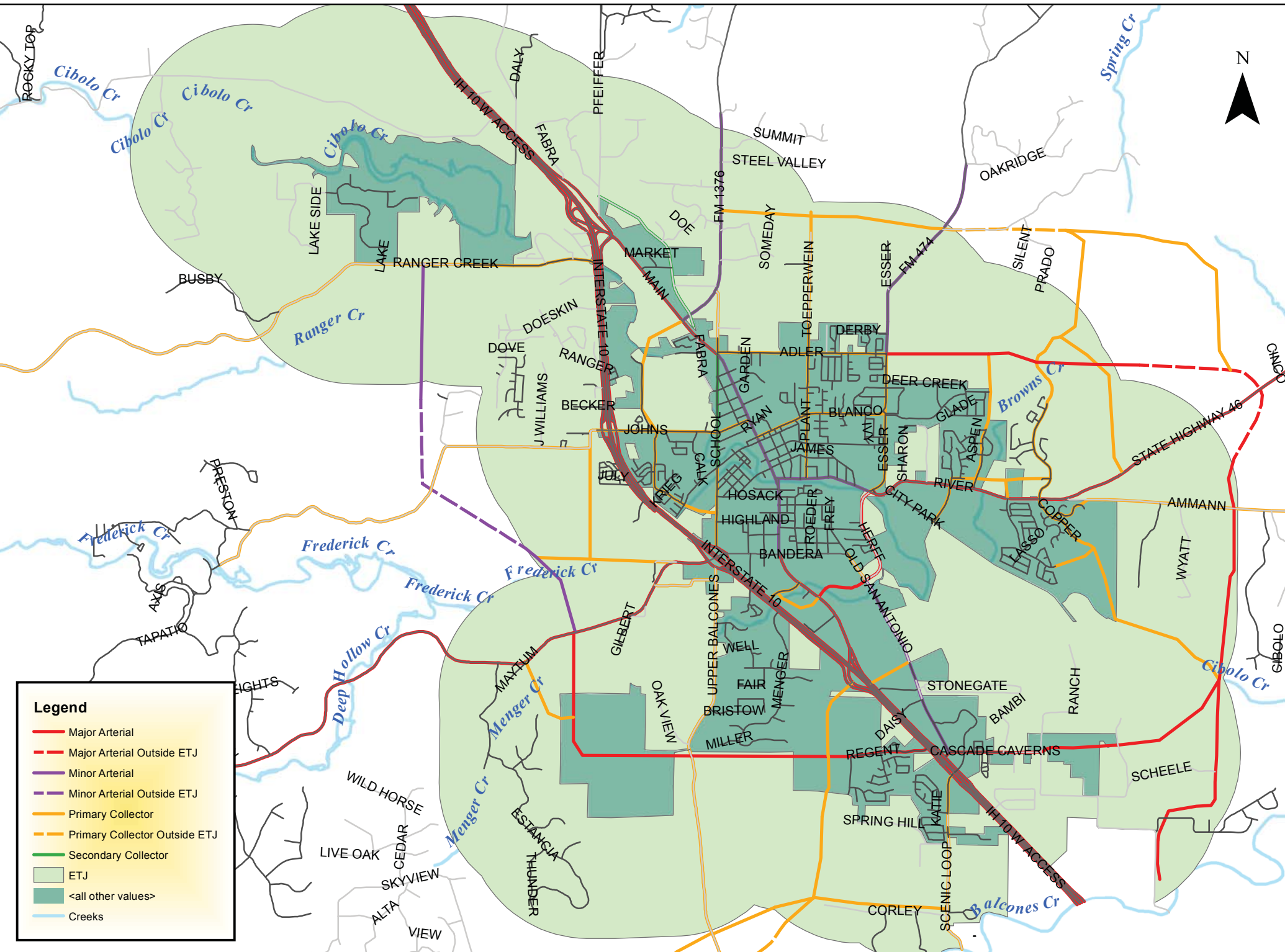
BISD traffic can be mitigated by a timed gate between Regent Park and Boerne Heights, currently that gate is locked.

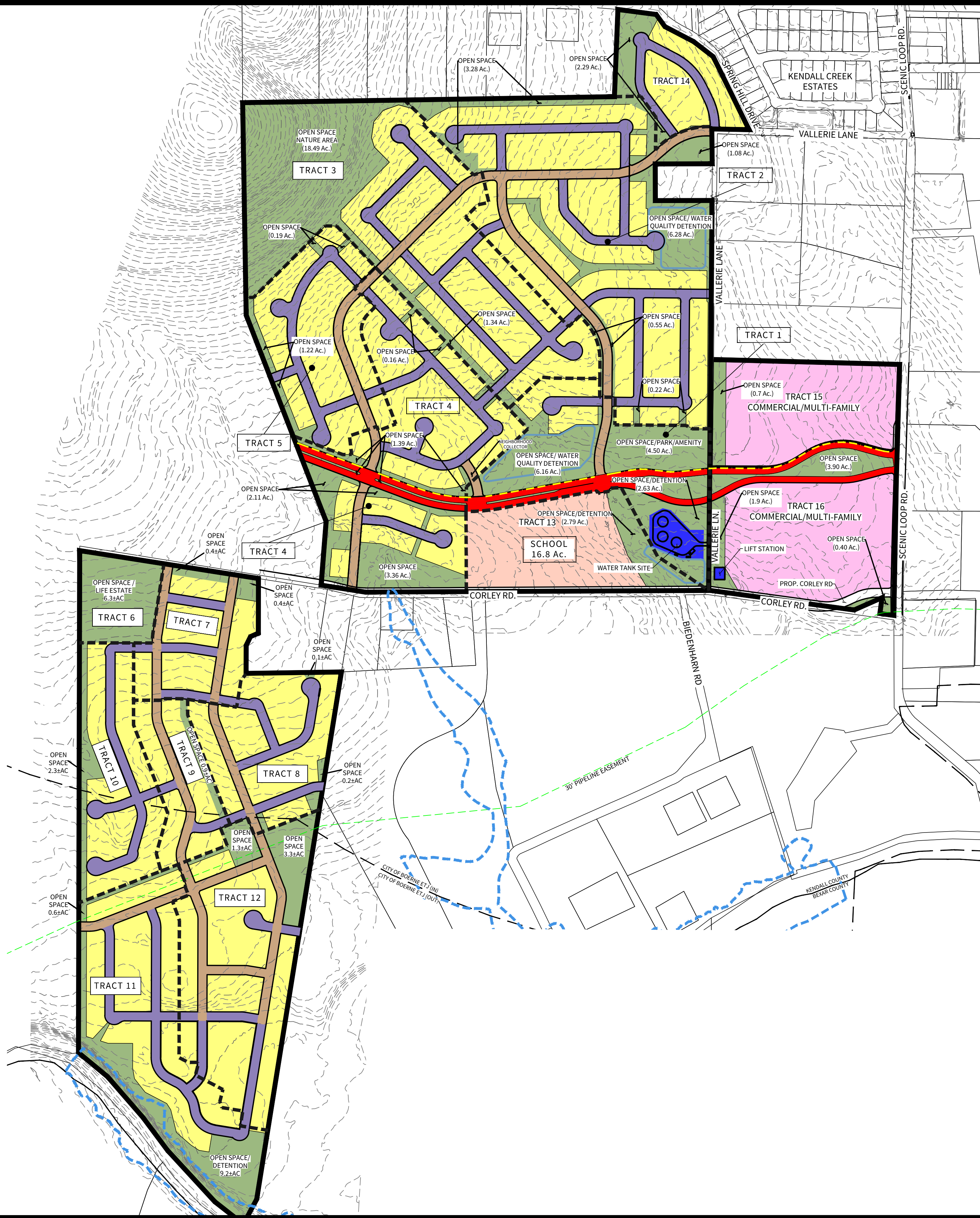
We strongly recommend making Scenic Loop road three lanes, adding a center turn lane, to the County Line. It serves the community providing for an alternate southern route to SA from Boerne.



Legend

- Major Arterial
- Major Arterial Outside ETJ
- Minor Arterial
- Minor Arterial Outside ETJ
- Primary Collector
- Primary Collector Outside ETJ
- Secondary Collector
- ETJ
- <all other values>
- Creeks





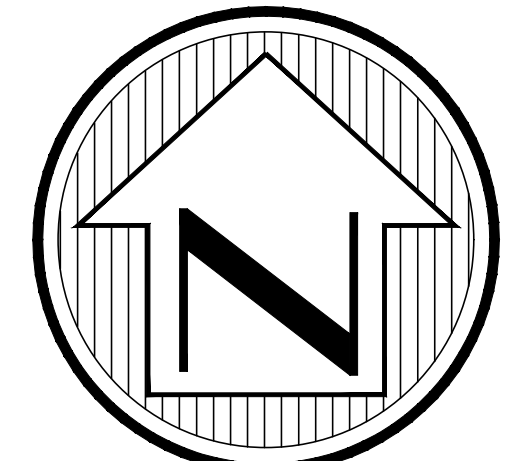
LEGEND

- = BOUNDARY
- = UNIT BOUNDARY
- = SINGLE FAMILY
- = OPEN SPACE/DETENTION/DRAINAGE
- = SCHOOL
- = COMMERCIAL/MULTI-FAMILY
- = 94' R.O.W. PRIMARY URBAN COLLECTOR
- = 60' R.O.W. NEIGHBORHOOD COLLECTOR
- = 58' R.O.W. NEIGHBORHOOD LOCAL
- = DETENTION POND
- = INFRASTRUCTURE LOT
- = 10' CONCRETE MULTI-USE PATH

DEVELOPMENT SUMMARY TABLE

PHASE/ UNIT	AMENITY CENTER	OPEN SPACE	40'X120'	45'X120'	50'X120'	60'X120'	TOTAL LOTS	±ACRES
TRACT 1	4.50 AC.	12.69 AC.	---	---	8	7	15	23.89
TRACT 2	---	11.41 AC.	36	86	79	24	225	54.17
TRACT 3	---	19.83 AC.	23	54	51	24	152	49.64
TRACT 4	---	7.02 AC.	19	36	53	27	135	36.37
TRACT 5	---	1.41 AC.	53	59	---	---	112	19.72
TRACT 6	6.30 AC.	---	---	---	---	---	---	6.30
TRACT 7	---	0.80 AC.	---	---	50	---	50	13.0
TRACT 8	---	0.40 AC.	---	---	75	---	75	16.7
TRACT 9	---	0.40 AC.	---	45	---	---	45	9.10
TRACT 10	---	2.30 AC.	82	---	---	---	82	16.10
TRACT 11	---	9.80 AC.	117	---	---	---	117	29.60
TRACT 12	---	4.60 AC.	---	127	---	---	127	29.30
TRACT 13	---	2.79 AC.	---	---	---	---	---	16.80
TRACT 14	---	2.29 AC.	---	16	12	2	30	12.70
TRACT 15	---	0.70 AC.	---	---	---	---	---	17.50
TRACT 16	---	2.80 AC.	---	---	---	---	---	22.80
TOTAL	10.80 AC.	79.74 AC.	345	407	316	82	1165	373.69

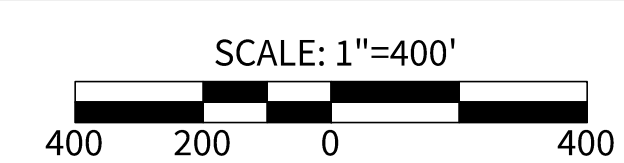
GROSS DENSITY = 3.12 LOTS/ACRE*



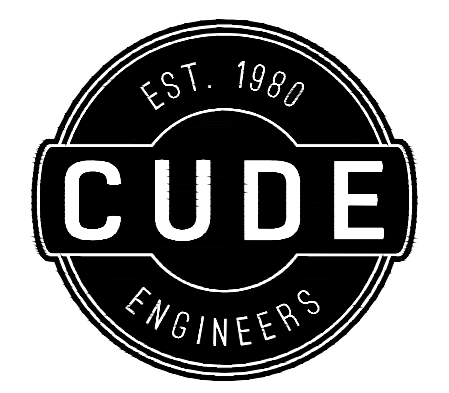
BOERNE WEST TRACT / EXHIBIT G

Boerne ETJ, TX

MAY 2021



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








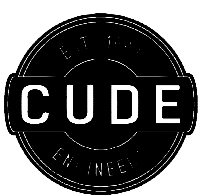
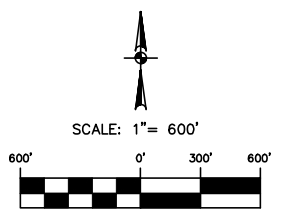
REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

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LEGEND

-  EXISTING GRAVITY SEWER MAIN
-  PROPOSED GRAVITY SEWER MAIN (BOERNE)
-  PROPOSED FORCE MAIN (WCID)
-  PROPOSED LIFT STATION (WCID)
-  EXISTING LIFT STATION (BOERNE)



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BOERNE WEST
CITY OF BOERNE ETJ, TEXAS

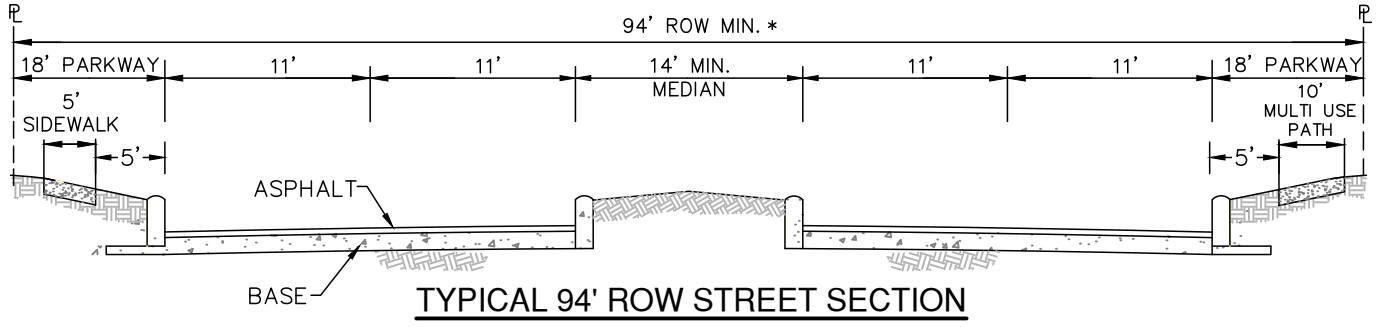
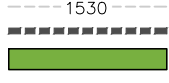
OFFSITE SEWER IMPROVEMENTS

EXHIBIT: G-1

DATE: 2021-05-10

JOB NO.: #03481.000

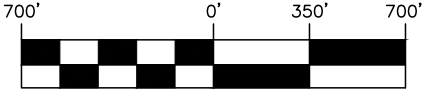
LEGEND
 EXISTING TOPO
 100 YR FEMA FLOODPLAIN
 94' ROW PRIMARY COLLECTOR



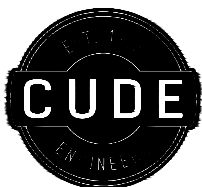
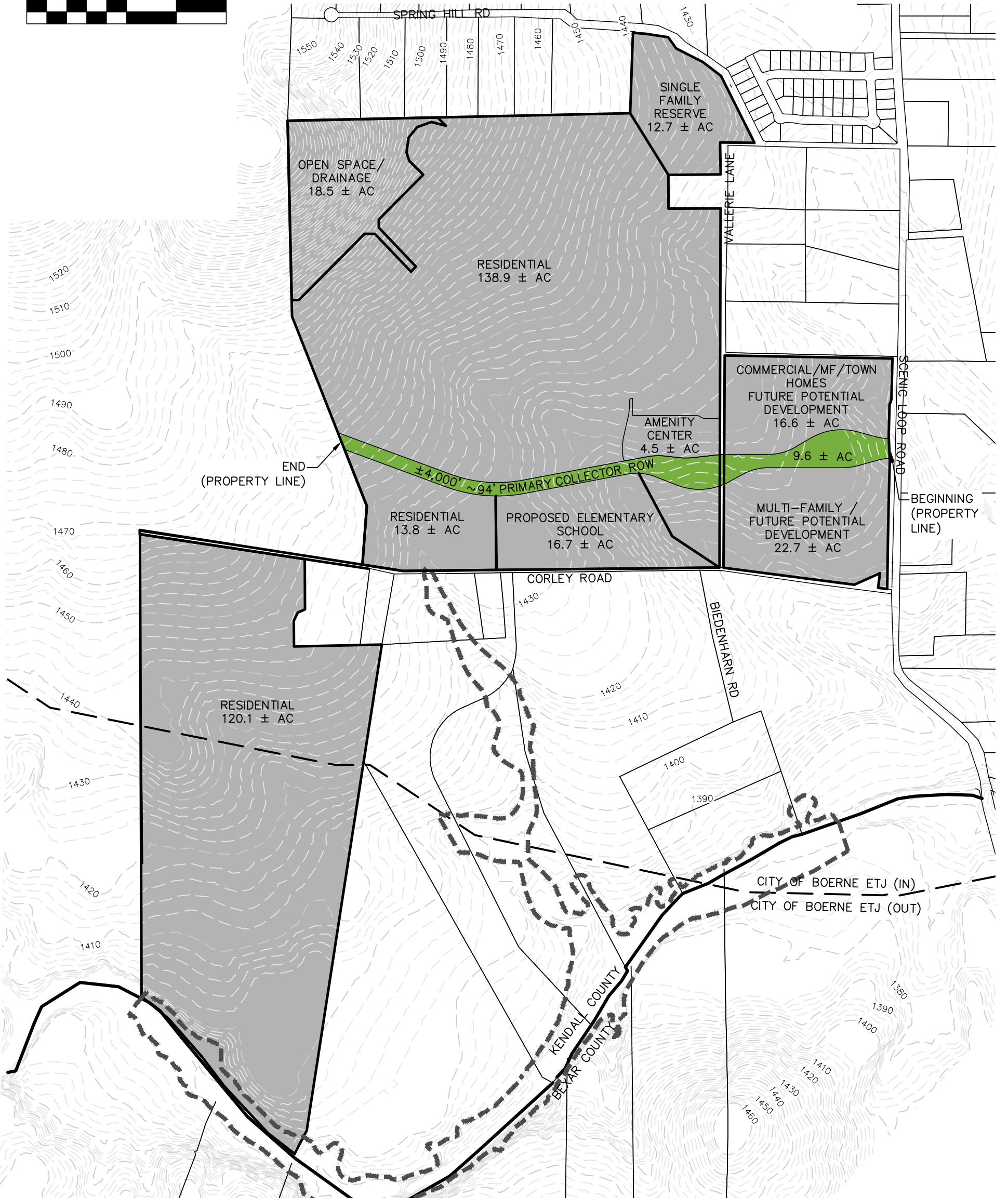
TYPICAL 94' ROW STREET SECTION
 NOT TO SCALE

★ WHILE FULL 94' ROW DEDICATION WILL BE REQUIRED, THE DEVELOPER WILL BE ALLOWED TO PHASE THE CONSTRUCTION OF THIS 4-LANE ROAD INTO AN INTERMEDIATE 2-LANE ROAD AS PER DEVELOPMENT TRAFFIC NEEDS. NOTE THAT 10' CONCRETE MULTI USE PATH IS PROPOSED IN LIEU OF TRAILS.

SCALE: 1" = 700'



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BOERNE WEST
CITY OF BOERNE ETJ, TEXAS

94' ROW PRIMARY COLLECTOR IMPROVEMENTS EXHIBIT

EXHIBIT: G-2

DATE: 2021-05-10

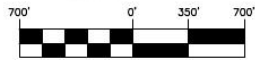
JOB NO.: #03481.000

LEGEND

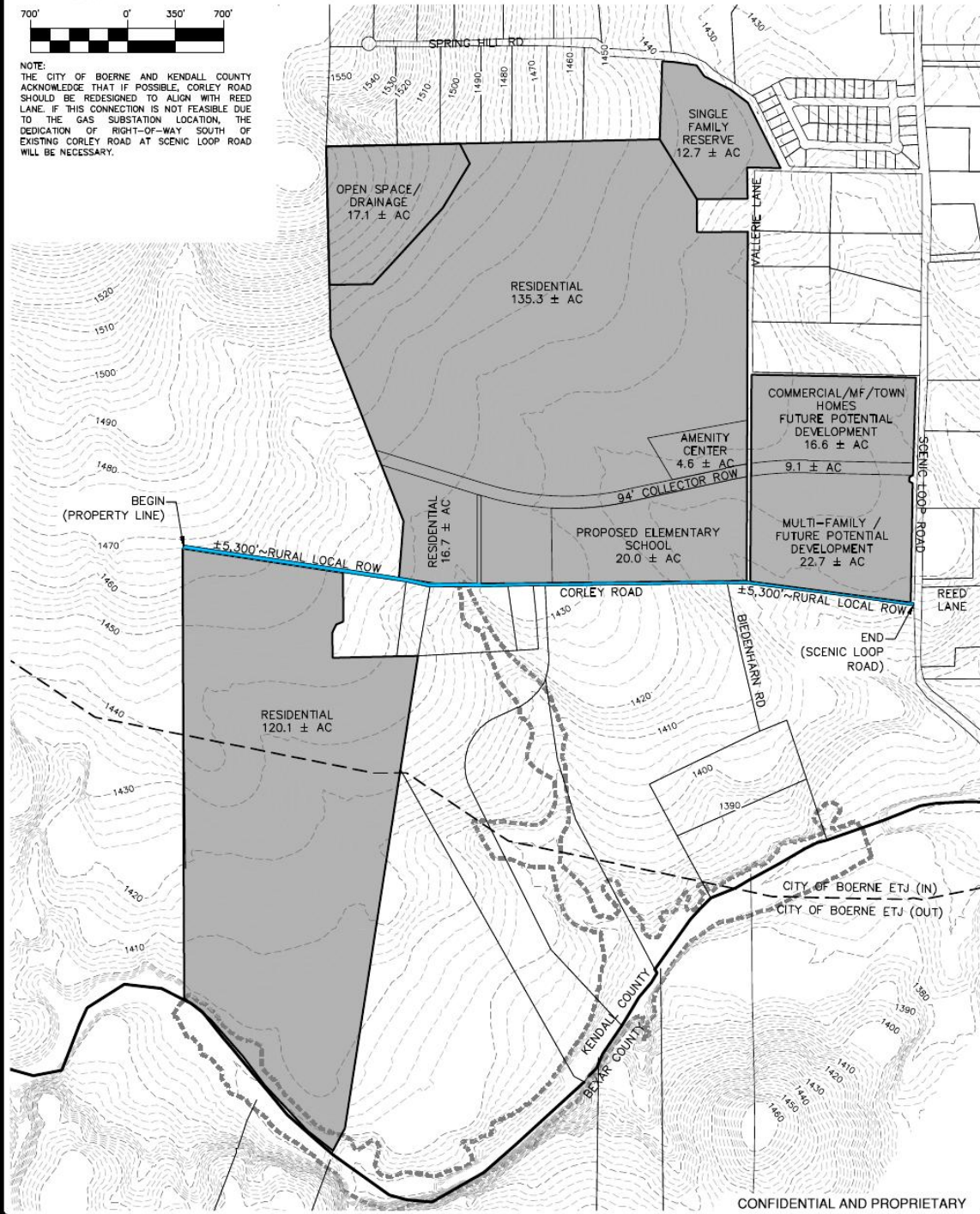
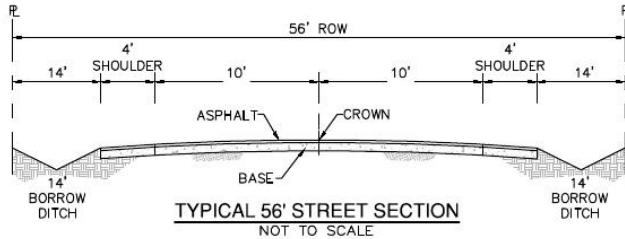
- EXISTING TOPO --- 1530
- 100 YR FEMA FLOODPLAIN
- CORLEY ROAD IMPROVEMENTS (56' ROW RURAL LOCAL)



SCALE: 1" = 700'



NOTE:
 THE CITY OF BOERNE AND KENDALL COUNTY ACKNOWLEDGE THAT IF POSSIBLE, CORLEY ROAD SHOULD BE REDESIGNED TO ALIGN WITH REED LANE. IF THIS CONNECTION IS NOT FEASIBLE DUE TO THE GAS SUBSTATION LOCATION, THE DEDICATION OF RIGHT-OF-WAY SOUTH OF EXISTING CORLEY ROAD AT SCENIC LOOP ROAD WILL BE NECESSARY.



CONFIDENTIAL AND PROPRIETARY

JOB NO. 11250-04
 DATE NOVEMBER 2019
 DESIGNER BS
 CHECKED BS DRAWN TC
EXHIBIT G-5

BOERNE WEST
 CITY OF BOERNE ETJ, TEXAS

CORLEY ROAD IMPROVEMENTS - 56' ROW RURAL LOCAL



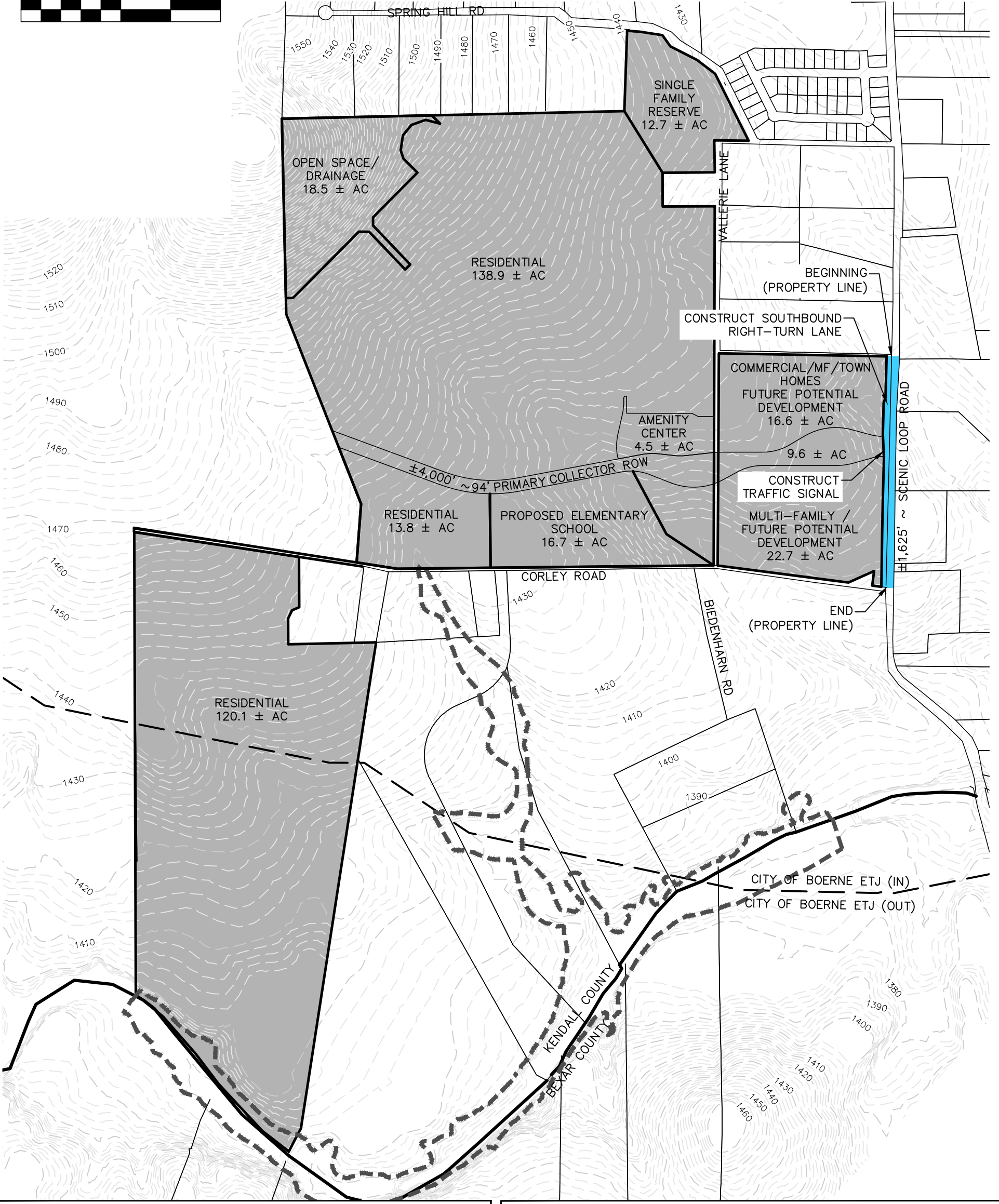
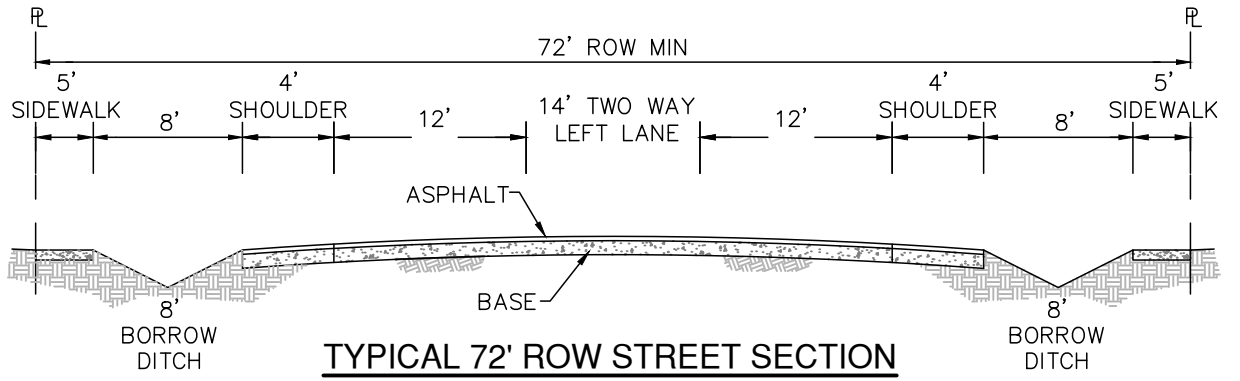
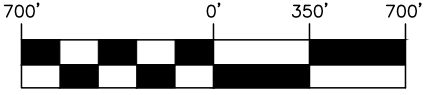
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.275.9000
 1999 FARM HOUSTON TEXAS 4700 | 1999 FARM HOUSTON TEXAS 4700

LEGEND

- EXISTING TOPO
- 100 YR FEMA FLOODPLAIN
- 72' ROW PRIMARY COLLECTOR



SCALE: 1" = 700'



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BOERNE WEST
CITY OF BOERNE ETJ, TEXAS

SCENIC LOOP IMPROVEMENTS - 72' ROW RURAL PRIMARY COLLECTOR

EXHIBIT: G-3

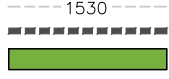
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JOB NO.: #03481.000

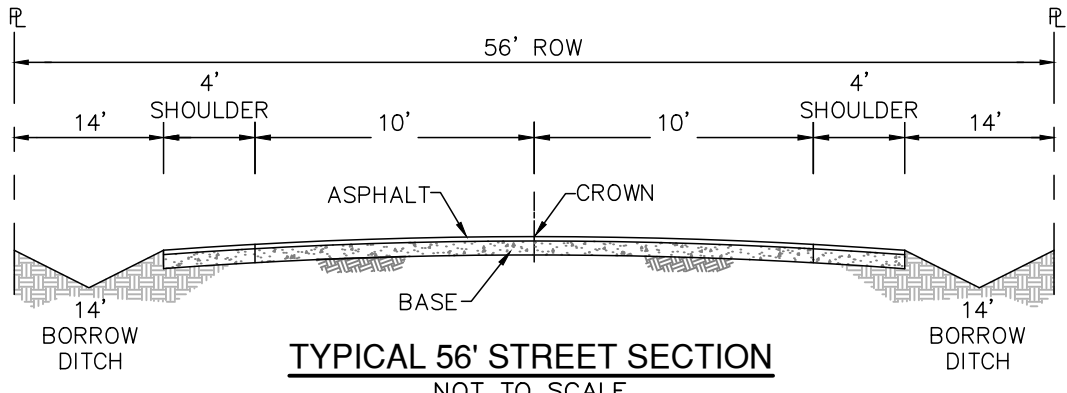
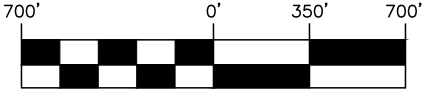
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LEGEND

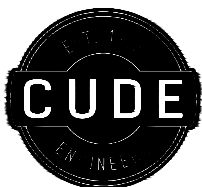
EXISTING TOPO
 100 YR FEMA FLOODPLAIN
 56' ROW RURAL LOCAL



SCALE: 1" = 700'



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VALLERIE LANE IMPROVEMENTS - 56' ROW RURAL LOCAL

EXHIBIT: G-4

DATE: 2021-05-10

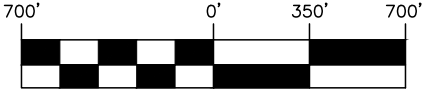
JOB NO.: #03481.000

LEGEND

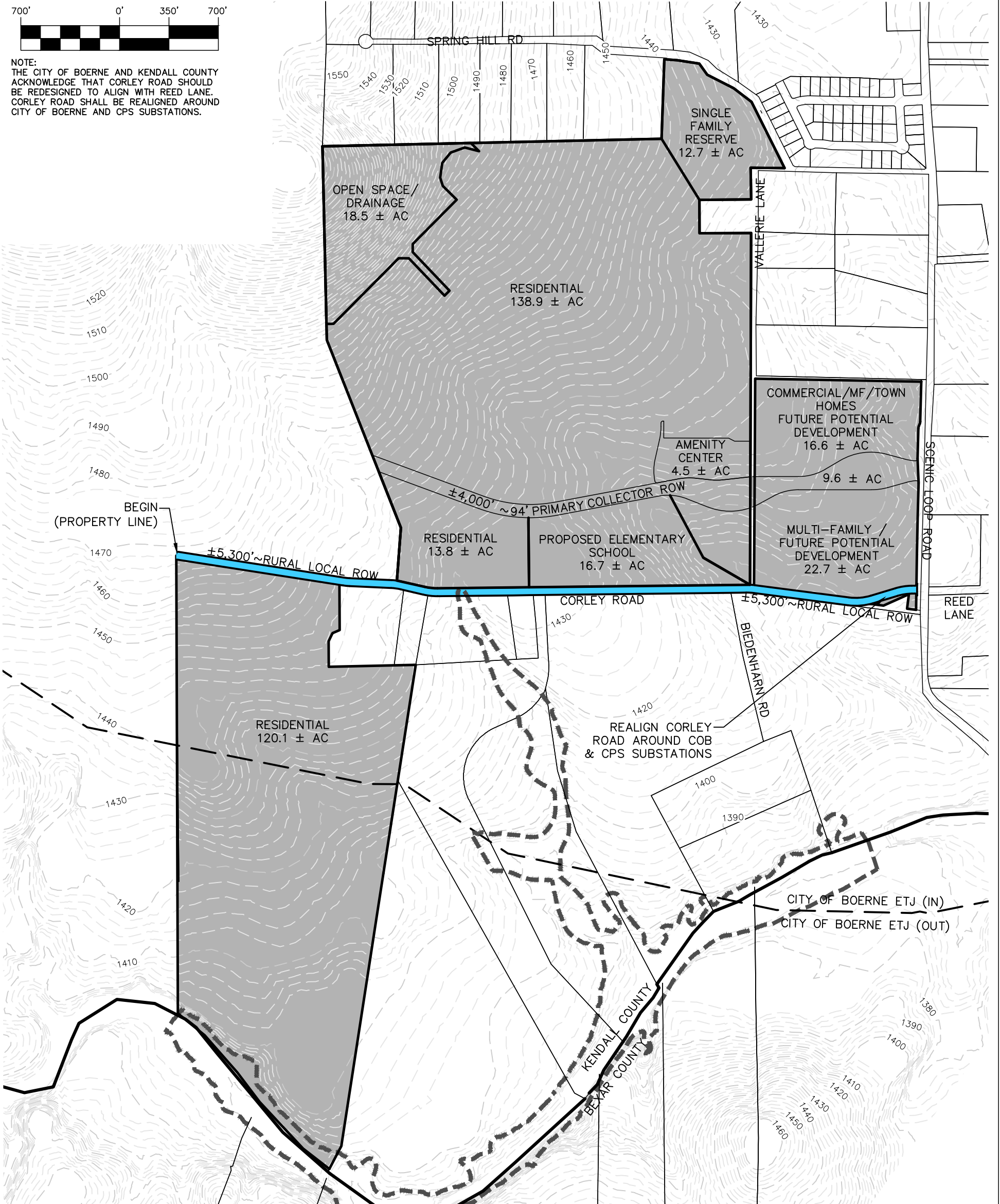
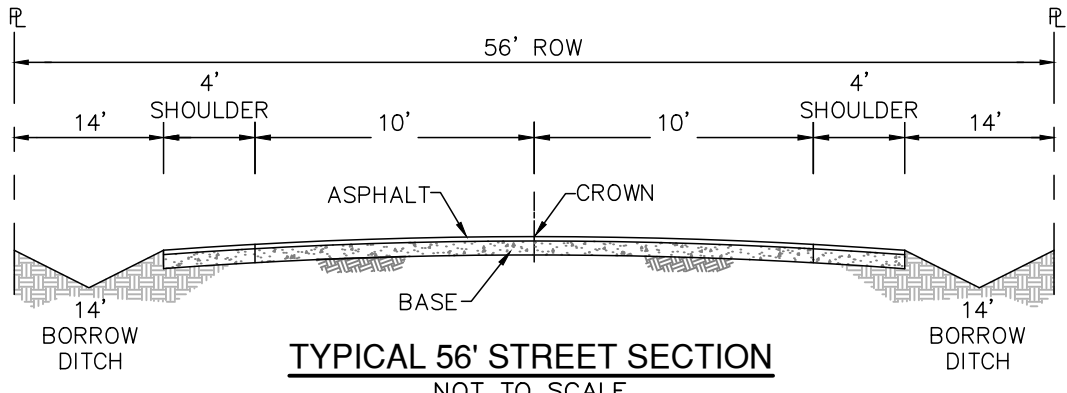
- EXISTING TOPO
- 100 YR FEMA FLOODPLAIN
- CORLEY ROAD IMPROVEMENTS (56' ROW RURAL LOCAL)



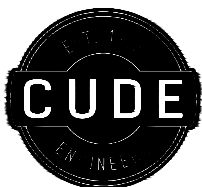
SCALE: 1" = 700'



NOTE:
THE CITY OF BOERNE AND KENDALL COUNTY
ACKNOWLEDGE THAT CORLEY ROAD SHOULD
BE REDESIGNED TO ALIGN WITH REED LANE.
CORLEY ROAD SHALL BE REALIGNED AROUND
CITY OF BOERNE AND CPS SUBSTATIONS.



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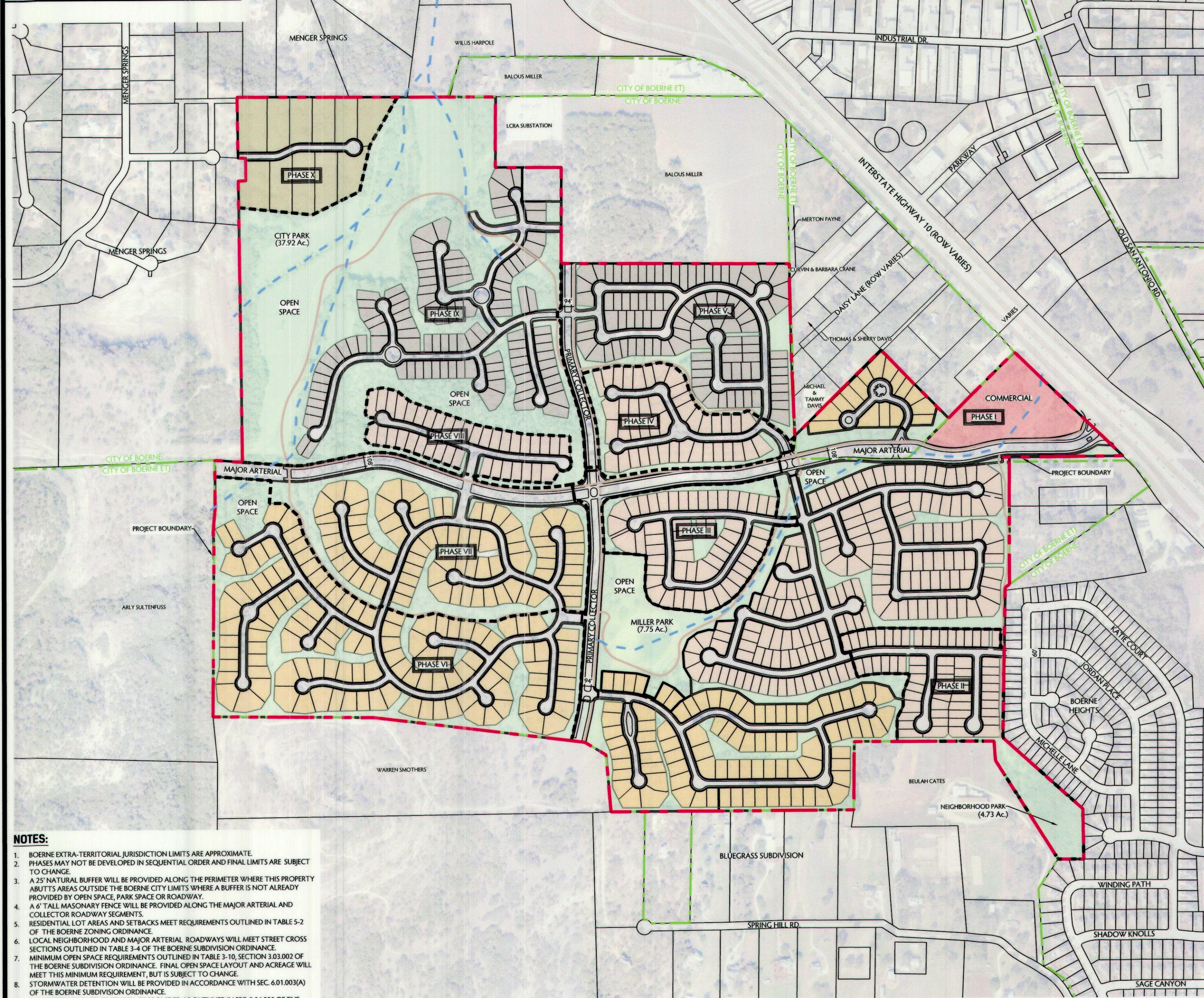
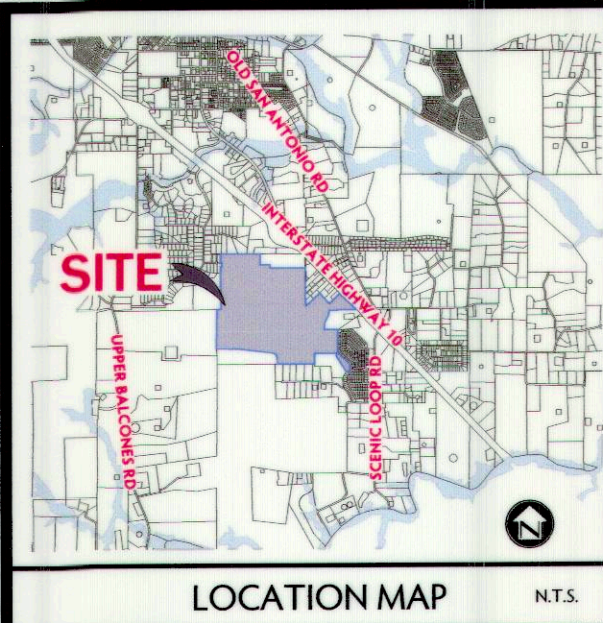
BOERNE WEST
CITY OF BOERNE ETJ, TEXAS

CORLEY ROAD IMPROVEMENTS - 56' ROW RURAL LOCAL

EXHIBIT: G-5

DATE: 2021-05-10

JOB NO.: #03481.000



- NOTES:**
- BOERNE EXTRA-TERRITORIAL JURISDICTION LIMITS ARE APPROXIMATE.
 - PHASES MAY NOT BE DEVELOPED IN SEQUENTIAL ORDER AND FINAL LIMITS ARE SUBJECT TO CHANGE.
 - A 25' NATURAL BUFFER WILL BE PROVIDED ALONG THE PERIMETER WHERE THIS PROPERTY ADJUTTS AREAS OUTSIDE THE BOERNE CITY LIMITS WHERE A BUFFER IS NOT ALREADY PROVIDED BY OPEN SPACE, PARK SPACE OR ROADWAY.
 - A 6' TALL MASONRY FENCE WILL BE PROVIDED ALONG THE MAJOR ARTERIAL AND COLLECTOR ROADWAY SEGMENTS.
 - RESIDENTIAL LOT AREAS AND SETBACKS MEET REQUIREMENTS OUTLINED IN TABLE 5-2 OF THE BOERNE ZONING ORDINANCE.
 - LOCAL NEIGHBORHOOD AND MAJOR ARTERIAL ROADWAYS WILL MEET STREET CROSS SECTIONS OUTLINED IN TABLE 3-4 OF THE BOERNE SUBDIVISION ORDINANCE.
 - MINIMUM OPEN SPACE REQUIREMENTS OUTLINED IN TABLE 3-10, SECTION 3.03.002 OF THE BOERNE SUBDIVISION ORDINANCE. FINAL OPEN SPACE LAYOUT AND ACREAGE WILL MEET THIS MINIMUM REQUIREMENT, BUT IS SUBJECT TO CHANGE.
 - STORMWATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH SEC. 6.01.003(A) OF THE BOERNE SUBDIVISION ORDINANCE.
 - ALL NECESSARY EASEMENTS WILL BE PROVIDED AS OUTLINED IN SEC. 3.04.005 OF THE BOERNE SUBDIVISION ORDINANCE.
 - DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION, THEREOF.

NOTE: THIS MASTER PLANNED COMMUNITY SUPERSEDES THE PREVIOUSLY APPROVED MASTER PLANNED COMMUNITY DATED 04/07/2014.

DEVELOPER:
 TENOTEX DEVELOPMENT CO., INC.
 CONTACT PERSON: ISRAEL FOGIEL
 10003 N.W. MILITARY HWY., SUITE 2201
 SAN ANTONIO, TX 78231
 TEL: (210) 344-9200
 FAX: (210) 344-3137

CIVIL ENGINEER:
 M.W. CUDE ENGINEERS, L.L.C.
 CONTACT PERSON: CHRISTOPHER R. DICE, P.E.
 4122 POND HILL ROAD, SUITE 101
 SAN ANTONIO, TX 78231
 TEL: (210) 681-2951
 FAX: (210) 523-7112
 WWW.CUDEENGINEERS.COM
 INFO@MWCUDE.COM

LEGAL DESCRIPTION:

BEING 419.96 ACRES OF LAND SITUATED IN THE SAMUEL HEWES SURVEY NO. 186, ABSTRACT NO. 247, THE J.M. MCCULLOCK & CO. SURVEY NO. 185, ABSTRACT NO. 346, THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, AND THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, CITY OF BOERNE, KENDALL COUNTY, TEXAS, BEING ALL OF A 3.755 ACRE TRACT OF LAND AS RECORDED IN VOLUME 771, PAGES 123-127, PART OF A 200 ACRE TRACT OF LAND AS RECORDED IN VOLUME 693, PAGES 52-57, PART OF A 274.884 ACRE TRACT OF LAND AS RECORDED IN VOLUME 765, PAGES 667-673, BEING ALL OF A CALLED 9.927 ACRE TRACT OF LAND AS RECORDED IN VOLUME 236, PAGE 714, AND BEING 9.938 ACRES OUT OF A CALLED 21.391 ACRE TRACT OF LAND AS RECORDED IN VOLUME 1131, PAGE 262, ALL OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

PRO-RATED LAND USE AND DENSITY TABLE

UNIT	LAND USE	GROSS Ac.	DWELLINGS	DU/Ac.
I	SINGLE FAMILY & COMMERCIAL	126.06	264	2.09
II	SINGLE FAMILY	18.63	60	3.22
III	SINGLE FAMILY	17.15	53	3.09
IV	SINGLE FAMILY	14.93	47	3.15
V	SINGLE FAMILY	30.80	119	3.86
VI	SINGLE FAMILY	54.04	128	2.37
VII	SINGLE FAMILY	40.84	85	2.08
VIII	SINGLE FAMILY	10.20	40	3.92
IX	SINGLE FAMILY	92.48	139	1.50
X	SINGLE FAMILY	14.83	15	1.01
TOTAL		419.96	950	2.26

PRO-RATED DEVELOPMENT SUMMARY

PHASE	45'/50' LOTS	55'/65' LOTS	70'/80' LOTS	1 ACRE LOTS	TOTAL
I	0	159	105	0	264
II	0	60	0	0	60
III	0	53	0	0	53
IV	0	47	0	0	47
V	119	0	0	0	119
VI	0	0	128	0	128
VII	0	0	85	0	85
VIII	0	40	0	0	40
IX	139	0	0	0	139
X	0	0	0	15	15
TOTAL	258	359	318	15	950

LAND USE AREA (ACRES)

LAND USE	AREA (ACRES)
CITY PARK	37.92
MILLER PARK	7.75
NEIGHBORHOOD PARK	4.73
OPEN SPACE	54.90
TOTAL OPEN SPACE AREA	105.30

NOTE: MINIMUM REQUIRED OPEN SPACE = 83.99 ACRES PER TABLE 3-10, SECTION 3.03.002 OF BOERNE SUBDIVISION ORDINANCE. FINAL OPEN SPACE LAYOUT AND ACREAGE WILL MEET THIS MINIMUM REQUIREMENT, BUT IS SUBJECT TO CHANGE.

FUNCTIONAL CLASSIFICATION STREET DESIGN TYPE MINIMUM ROW

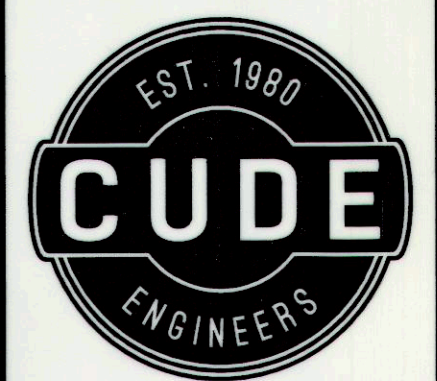
FUNCTIONAL CLASSIFICATION	STREET DESIGN TYPE	MINIMUM ROW
LOCAL (< 2,000 VPD)	NEIGHBORHOOD (≥ 65 FEET)	54 FEET
LOCAL (< 2,000 VPD)	NEIGHBORHOOD (< 65 FEET)	60 FEET
COLLECTOR (> 10,000 VPD)	PRIMARY	94 FEET
ARTERIAL (< 54,000 VPD)	MAJOR	108 FEET

LEGEND:

- PROJECT BOUNDARY
- BOERNE CITY LIMITS
- STREAM CORRIDOR
- PHASE LIMITS
- PROPOSED STREET PAVEMENT
- PROPOSED TRAIL
- 45'/50' SINGLE FAMILY RESIDENTIAL LOTS
- 55'/65' SINGLE FAMILY RESIDENTIAL LOTS
- 70'/80' SINGLE FAMILY RESIDENTIAL LOTS
- 1 ACRE SINGLE FAMILY RESIDENTIAL LOTS
- COMMERCIAL
- OPEN SPACE

THIS MASTER PLANNED COMMUNITY OF THE MILLER TRACT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 1ST DAY OF MAY, 2017
 BY: *Christopher R. Dice* CHAIRMAN
 BY: *Debra G. Cozart* SECRETARY



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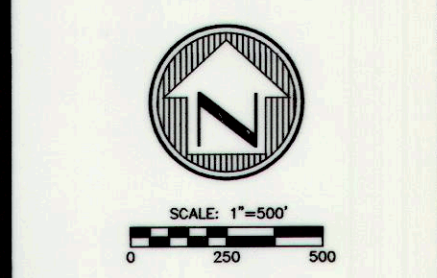
MILLER TRACT
(ALSO KNOWN AS REGENT PARK)
MASTER PLANNED COMMUNITY

DATE
4/21/2017

PROJECT NO.
02133.080

DRAWN BY
MBS/SMR

CHECKED BY
BAS/JAM



CUDE ENGINEERS
TBPE No. 455

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