



# BOERNE OPEN NEIGHBORHOOD DISCUSSION

## B.O.N.D. Meeting Report

8/26/2021 | *Robert S. Thornton*  
210.861.7944

Proposed Site: 128 Aransas Pass

Meeting Location: Zoom

Total Attendance: 9

BOND meetings can be viewed in their entirety by visiting:  
The [City of Boerne B.O.N.D. YouTube page](#) and selecting desired meeting.

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### In Attendance

Travis Roberson - Developer

Robert Thornton - Owner

Anonymous Resident

Jack Short

Travis Wagner

Ray Mackrell

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### City Staff Present

Laura Haning

Sara Serra-Bennett

Heather Wood

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### Meeting Summary

Travis Roberson, developer for this property, and Robert Thornton, property owner, presented a concept plan for the property being considered for rezoning. They emphasized that the submitted material is an initial draft, and uses and layout may change as the process progresses. The site plan currently shows four buildings on the north side of the lot that the applicant intends to use as short-term rentals or offices. The scale of the building would be in line with the existing house. The house that currently fronts Aransas Pass, would likely be maintained and renovated, and they would keep the access to the development near the same location. Staff

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Service

Excellence

Integrity

Respect

Collaboration

clarified that rezoning constitute approval of the site plan and that the River Road overlay district does allow some uses and restricts others that are allowed in the base zoning category.

Some of the discussion was about the possibility that Short Term Rentals could be located at the River Road overlay district without further approval. One of the neighbors was concerned about this possibility as the vast majority of the properties facing Aransas Pass are already rental properties and that this type of use has been negatively impacting the surrounding properties.

The scale of the development was also discussed. The developer described the size of the buildings as small scale to match the surrounding neighborhood structures, consisting of high-end materials. The development will be required to provide appropriate parking, space for drainage and open space according to the current regulation.

Street parking, dumpster location and noise were also discussed. Staff explained that the parking requirements are based on use and square footage, and at this stage, it is not expected for the applicant to have this level of detail. Noise regulations are being reassessed at this time, and they should be updated in the next few months. The city also has regulations regarding the screening of dumpsters that will need to be addressed during the building permit.

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### Development Details

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The applicant stated that this is the initial step in the process, and the site plan presented is a draft site plan and may change during the process. The submitted material shows the site being developed for short-term rental or offices, possibly a restaurant. It is very important to understand that a rezoning process does not approve site plans.

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### Questions and Concerns

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- Would rather the property remain undeveloped
- An increase in short-term rentals in the area may negatively impact the neighborhood and increases the crime rate
- On-street parking is already saturated
- Potential impact of noise generated by possible uses
- Dumpsters for restaurants have a negative impact on neighbors

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### Notification(s)

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- Mailouts
- Text Messages to geofenced area surrounding property
- BOND Webpage
- Events and Meetings Calendar