



# BOERNE OPEN NEIGHBORHOOD DISCUSSION

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

**9/21/2021 | ANTONIO CAVAZOS-ESCOBAR (PRACTICE ADMINISTRATOR)**

Proposed Site: 1002 East Blanco - Rezone

Meeting Location: Zoom

Total Attendance: 12

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

---

### In Attendance

---

Guillermo Cavazos  
Antonio Cavazos-Escobar  
Michael Garrett Sr.  
John Wolters  
Armando  
Wes Pieper  
Jonah Evans  
Tony Mangus  
1 Unknown Observer (210-413-8229)

---

### City Staff Present

---

Laura Haning  
Sara Serra-Bennett  
Heather Wood

---

### Meeting Summary

---

This was a joint meeting for all the BOND for the October Planning and Zoning Commission meeting. The first item discussed was this request.

The applicant recently purchased the property to have his medical office, the same use that site had in the past. Right now, the site is going through some renovations, and the applicant intends to open for business soon.

A neighbor present at the meeting mentioned that he recently had an issue with a light at the property boundary that was shining into his backyard, and the applicant was very fast into solving the problem once the situation was brought to his attending, which was appreciated. The same neighbor showed concerns for the more impactful uses allowed in a C1 zoning category (restaurant and retail) impacting the traffic. He pointed out the road is the only access to the neighborhood, and the increase in traffic can significantly impact the neighbors. He also questioned if the applicant considered the option of requesting a SUP in place of a rezoning. The SUP would allow medical office use and would avoid possible unwanted more impactful uses. Staff reminded that all the uses allowed under the zoning category are allowed without restrictions once a rezone is approved.

---

### Development Details

---

The applicant stated that the property had been used as a medical office, and that is the intended future use. Right now, the building is being internally renovated, and the applicant plans to open the medical office soon

---

### Questions and Concerns

---

---

### Notification(s)

---

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