



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

9/21/2021 | Guillermo Cavazos

Proposed Site: 21 Old San Antonio Road – Rezone and Special Use Permit

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.

In Attendance

Guillermo Cavazos
Michael Garrett Sr.
John Wolters
Wes Pieper
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. This was the second item on the agenda.

Staff explained that this was a combined request due to the Heritage Corridor overlay district. Based on the overlay regulation, SUP is required for multi-family developments, and such development can't have more than 18 units per acre. Also, according to the overlay, multi-family use has to be allowed by right in the base zoning category to be eligible

Service

Excellence

Integrity

Respect

Collaboration

for a SUP. The only base zoning category that allows multi-family development by right is an R4-U. So the request is for an R4-U with a SUP for multi-family development.

Development Details

The request is for a multi-family development because all the dwellings will be distributed under a single lot. The applicant provided a traffic impact analysis and an initial drainage report. This is the first step into verifying the project's feasibility, and the site will still need to be platted and engineered.

A rezoning process does not approve site plans, but a SUP does add control and restrictions to the site. If the project needs to be significantly modified along the development process, the applicant will have to come back for a new approval.

The presented plan shows 34 dwelling units distributed along the property's boundary, sharing the access and parking lot. The dwelling will be two-bedroom, two-bathroom townhome units to be rented out. The detention for the development is proposed close to Old San Antonio. The applicant is aware that the site has trees that will need to be preserved.

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