



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

9/21/2021 | Michael K. Garrott, Sr.

Proposed Site: 1313 and 1361 South Main Street – Special Use Permit

Meeting Location: Zoom

Total Attendance: 8

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

Michael Garrott 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, and this item was the last one on the agenda.

The site is currently zoned C3-EC. Based on the UDC, a drive-thru requires a SUP in a situation like this. The request is for two addresses because the drive-thru will impact both properties.

Service

Excellence

Integrity

Respect

Collaboration

The applicant explained that the proposed development would be located in an already developed lot. The request is to use approximately 12,000 square feet of the parking lot to have a 16'X36' building and a drive-thru lane.

Development Details

The proposed development would be placed in an already developed lot. The applicant will lease the land and build a small building to install a drive-thru coffee shop. The business plan doesn't offer the option for customers to go inside the store, so there is no sitting area. There is also no standard fixed-position menu board, and staff walks thru the line taking orders via a mobile device. According to the applicant, the process is a success in other business locations. As it is an already developed site, the development would not require new curb cuts or driveways. It will also not increase the impervious cover as the site currently is a paved parking lot.

The proposed building would impact the number of parking spots available for the public. Based on the material provided by the applicant, the development is currently overparked, and the change in the layout and parking number will still be following our regulations.

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