



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

10/19/2021 | Gunn Automotive Group Representative - Killen, Griffin & Farrimond, PLLC

Proposed Site: Honda Dealership – Special Use Permit

Meeting Location: Zoom

Total Attendance: 43

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

In Attendance

Delaney H	Anthony Mendoza	Tom ____
Anthony Termini	Kathleen Avants	Katie ____
Kevin Boden	Katherine McDaniel	Berkeley ____
Andrea Patel	Will Kroll	Sharon_____
Teresa Shuptrine	Kevin Boden	210.232.2367
Brad Wells	Ashley Farrimond	Chasb
Natalie Green	Phillip Zapata	719.722.4785
Andrea Patel	Edna Williams	Lisa _____
Sheldon Munns	David Chavez	Zoom User
Pat Brown	Randy Williams	Adrian _____
David Sharpe	Johnny Chavez	Jen McCarther
Michael Ram	Mario ____	Randal ____
Jeremy Williams	Ted Garcia	830.388.0140
Debbie Pritko	210.365.4043	
Michele Skladzien	Clyles _____	

City Staff Present

Laura Haning

Sara Serra-Bennett

Heather Wood

Meeting Summary

Staff started introducing the agenda items and explaining the process.

Back in 2017, the City Council authorized the site to be developed as an automobile dealership. Since no improvements were made and no building permit was issued, the request expired, and the site has to go thru the public process to request the use.

The property is currently zoned C3-SI (Community Commercial – Scenic Interstate Corridor Overlay District) and requires a SUP (Special Use Permit) for automobile sale. The special use permit process had a public hearing component, and the BOND meeting doesn't replace that. This meeting is not required, but it is recommended, as it can be a more informal discussion between the developer and the community. Both sides have the chance to discuss the possible issues the development will encounter and how they see the future of the site

The city has several regulations to mitigate the impact of the development. However, a SUP request allows the Planning and Zoning commission to recommend, and City Council approves a SUP with conditions and restrictions beyond the regulation.

The applicant's representative explained that the site is currently under contract with a local automobile dealership that wishes to build a Honda dealership.

Development Details

The proposed development is for an automobile dealership in a 7.5 acres property at Regent Blvd and IH 10 West. The site is zoned C3 and requires a Special Use Permit for the use.

As mandated by local regulations, the development must provide drainage solutions for the site and have a detention/ retention area. The area at the property's southern boundary is ideal for the drainage area based on the topography. The city also has dark-sky regulations requiring that any development put lighting solutions that won't affect the neighboring properties and help preserve the night sky.

They didn't have a finalized landscape plan to present during the meeting, but they have determined a buffer to be used for landscape along all the property boundaries. These areas will help make the site prettier and help with sound and light buffering and landscape screening as required by city regulations.

They are also proposing an 8-foot fence to the boundaries close to the residentially zoned properties. The proposed fence would be made of "fence-crete" (concrete that looks like stone) and help with the noise and light close to the property boundaries.

It was also discussed that the elevations provided by the applicant were "standard" elevations for the brand. The developer is working with a design group to develop proposals more aligned with what Boerne requires in the design guidelines for the Scenic Interstate Corridor overlay district and better represent the hill country.

Service

Excellence

Integrity

Respect

Collaboration

Questions and Concerns

The neighbors had a lot of questions and concerns during the meeting. Questions were posted in the meeting chatbox, and the file is attached, but the main comments were:

- Additional noise pollution
- Additional light pollution
- Additional traffic
- Possible decrease in property value
- There are many dealerships in the area. The property would be better used if the proposal was to have a business that would cater to the existing residential community.
- There was no preservation or mitigation plan presented, and the presented material does not consider the existing trees and the creation of buffers to protect the neighbors.
- Increase in impervious cover
- Limitation of amount of oils and chemicals on site
- Potential environmental impact

The neighbors are aware the site is zoned commercial and believe a better use would be shops and restaurants.

Notification(s)

- Mailouts
- Text Messages to the geofenced area surrounding the property
- Text Messages to City Calendar Subscribers
- BOND Webpage
- Events and Meetings Calendar
- Nextdoor app (geofenced to the area surrounding property)