



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

03/15/2022 | Special use Permit for a Commercial Recreation (Indoor)

Proposed Site: 18 Scenic Loop Road

Meeting Location: Zoom

Total Attendance: 5

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

Marilyn, Steve, and Bill

Sandra

Mathew Robinson

Amanda

Angela

City Staff Present

Laura Haning

Sara Serra-Bennett

Meeting Summary

This was a joint Zoom meeting for all B.O.N.D. items for the April Planning and Zoning Commission meeting. This request is for a special use permit for a commercial recreational facility (indoor). Escape room describes a wide variety of activities offered, from hunted house kind of experience to educational puzzle solving. According to the applicant, their focus is more puzzle solving, family-friendly activities in place of jump-scares, spookiest options.

Development Details

The applicant wishes to install an escape room at 18 Scenic Loop. The location is a strip center with different uses already in place. The space they plan to use is about 2200 sf, which will have very minimal changes from its current condition.

Service

Excellence

Integrity

Respect

Collaboration

The parking lot to serve all the strip center has 55 parking spaces, and based on the lease agreement, this unit would have 10 parking spaces for staff and guests and has the potential of adding 120 trips a day to Scenic Loop. The applicant is still working on some details, but at this time, the proposed operating hours would be from 10 am to 10 pm, but all the activities will have to be scheduled in advance; no walk-in will be allowed. The expected duration of the puzzle-solving activities is around 1 hour. The applicant will also have a VR (virtual reality) room that will offer a different type of interaction for the customers, but it will also be a quicker experience. They proposed to have 4 rooms available for the activities. All the activities will take place inside.

Questions and Concerns

The neighbor's concerns were with the possible change of the options that will be offered to the public, the traffic increase in the area, and the drivers missing the entrance to the commercial center and going inside the neighborhood to reach their final destinations (as currently happens with the parents dropping off their kids in the day-case that is located at the same strip center).

Notification(s)

- Mailouts
- Geo-targeted area surrounding the property (5 Text messages)
- Text Messages to City Calendar Subscribers
- B.O.N.D. Webpage
- Events and Meetings Calendar
- Nextdoor app (geo-targeted area surrounding property)
- Coroplast Sign at Location