



# BOERNE OPEN NEIGHBORHOOD DISCUSSION

January B.O.N.D. Meeting Report

1/18/2022 | 1650 River Road Project

Representatives: Dan Pedrotti, Jr.

Delaney Honaker - Killen, Griffin & Farrimond, PLLC

Russell Yeager - Engineer

Proposed Site: 1650 River Road: Proposed Rezoning

Meeting Location: Zoom

Total Attendance: \_\_

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

Dan Pedrotti, Jr.	Jake Martinez
Delaney Honaker	Janene Berry
Russell Yeager	Unknown Callers:
Debbie Pritko	Delluser2
Andrea Resendez	John
Cheryl Grosso	Lucia
Joseph Von Fraunhofer	Tamryn’s mom
Lisa Blake	Board of Directors
Bryce Boddie	Laura
Guy Atherton	Unknown
Charlie King	(469)766-3509
Susan Lake	
Tracy Mock	

## City Staff Present

Laura Haning  
Sara Serra-Bennett  
Heather Wood

## Meeting Summary

Ms. Haning started the meeting by giving background information about the site. For the longest time, the property was zoned B2 – Highway Commercial – and the zoning category changed to C2 when the UDC was adopted. B-2 zoning category was our least restrictive zoning category at the time, but the property received a C2 with the adoption of the UDC based

on its proximity to the single-family developments. The request is for a C3, which would be typical along thoroughfares such as River Road/ Highway 46 that are not adjacent to single-family neighborhoods.

The Champion Heights neighborhood and this tract were annexed and zoned simultaneously. Back then, the idea of offering a commercial hub on the east side of town was considered very beneficial to the city as it would help to spread development and divert traffic from needing to go thru River Road and IH-10. The Land Use Plan was developed with this idea in place, and commercial future land uses are what the plan shows facit River Road.

The developer has had multiple meetings with the community (before and after the BOND meeting) to answer any questions and solve any issues they may have.

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## Development Details

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The property is about 23 acres and has Champion Blvd running thru it. Currently, it is zoned C2, and the request is for a C3. Based on the developer presentation, the proposal allows a larger footprint for possible end-users. They have a grocery store chain interested in coming in, and the C2 restriction of 12000 sf building footprint would not allow that. For comparison, the Walgreens at the corner of South Main Street and Bandera is about 18000 sf.

This is a zoning change request, and the city doesn't require a site plan for such a request. A C3 zoning allows for more uses than a C2, but many of these uses will need a special use permit, requiring the developer to go through the same public process as it is now. Before the site is developed, it still needs to be platted.

Following the thoroughfare plan, the development will expand the number of transportation options available to the neighborhood, creating another crossing point, and depending on the end-user, they may need to add a traffic light. The development will also have to make road improvements. When the neighborhood was built, the developer was allowed to postpone constructing part of the Champion Blvd right-of-way to when the commercial track develops.

The engineer present at the meeting, Russell Yeager, explained that the city, county, and TXDoT have regulations that would require them to solve any drainage problem that the development of the site could create. He shared a schematic drawing of the topography of the site. Based on the current cross-section, the lot slopes down towards River Road, which would make it highly unlikely that the water from any development on site would go upstream and impact the existing houses.

At this time, the applicant doesn't have a site plan or a final user. The request allows them to go after some of the possible end-users with the correct zoning category and allowable building size.

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## Questions and Concerns

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Several questions/ concerns/ comments were brought up during the meeting. Some of them were:

- The neighbors are concerned that the increase in traffic will be felt way before any development occurs, so they were asking if there were any chance the east/west connecting road would be built before anything happens.
- The neighbors asked how long the property owner would own the site and if he would develop all the lots.
- What are the chances of a 24h business coming to the site? What is the vision the developer has for the site?
- The neighborhood wants to, whatever is built there, to be attractive and not just a traffic generator.
- Dumpsters have to be screened and setback from the residentially zoned at least 50 ft.
- Landscape buffers will be required and compliance with all the city design and light regulations.
- Would the developer be willing to take over the detention/retention pond from Champion Heights? The developer is willing to work with the neighborhood in the design, but it is unlikely they would take over the maintenance of the neighborhood's pond.
- The height allowed in a C3 is a concern for the neighbors that abut the property.
- The run-off from all the development is going toward Champion High School. The city has LID and drainage regulations that the developer will need to comply with, and they can't create hardship for the school.
- Restrictive covenants will help the community control the site's development.
- There is no TIA done for the site, as they don't have a final user yet. But even before the developer is authorized to develop the site, they will need to expand Champio Blvd right-of-way from 2 lanes to 4 lanes until the

neighborhood entrance (no construction will be done inside the neighborhood). Once the TIA study is done, the developer will develop a plan to improve the traffic in the area proportional to the increased traffic they caused.

- Currently, the east side of the track is part of the floodplain, and the developer hasn't done any study to remove the area from the floodplain. Depending on the use and the owner's desire, such a study may be done in the future.

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### Notification(s)

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- Text Messages to the geofenced area surrounding the property (664 text messages, 21 emails)
- Text Messages to City Calendar Subscribers (sent on 1.14.2022)
- B.O.N.D. Webpage
- Events and Meetings Calendar
- Nextdoor app (Champion Heights, Woods of Boerne, Herff Ranch, and Esperanza)
- Email sent to Champion Heights and Herff Ranch HOAs and Woods of Boerne neighbors