



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

04/19/2022 | Rezone from R2-M to R3-D

Proposed Site: 327 Ebner 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

Benjamin Anca

John Anca

Susan Friar

City Staff Present

Laura Haning

Sara Serra-Bennett

Meeting Summary

This was the Zoom B.O.N.D. meeting for an item that will be presented during the May Planning and Zoning Commission meeting. This request is to rezone a property located at 327 Ebner Road from R2-M (Moderate Density Residential) to R3-D (Duplex Residential). The parcel is part of the Downtown Community Overlay District and the Transitional Residential future land use area.

Development Details

The applicant has recently purchased the site and wished to develop it and has requested a rezone to better accommodate his plans. The R3-D allows for duplex and multi-unit dwellings (3-4 units on a lot), and based on the information provided by the applicant, this is how they wish to develop the site.

The Downtown Community overlay district is intended to preserve the balance between residential and commercial uses in the area and accommodate for uses that serve the locals. The future land use proposes the area be developed with a higher density with different housing types.

Combining the base zoning and the overlay district information, if the request is approved the site's minimum lot size will be 3500 sf, with 35 ft of frontage, 15 ft of front setback (25 ft for front-facing garage), 5 ft on each side, and a maximum impervious coverage of 50% of the lot.

Service

Excellence

Integrity

Respect

Collaboration

The applicant has presented staff with a plan that shows 4 attached dwellings on the lot, but the presented material does not totally comply with the R3-D requirements. Also, a zoning request does not require a site plan and does not approve a site plan.

Questions and Concerns

There were no neighbors present at the meeting, but commissioner Friar was present and had some questions. The questions were about the impervious cover, density, size of the dwellings, and access to the trail located at the back of the lot.

Notification(s)

- Mailouts
- Geo-targeted area surrounding the property (12 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