



# BOERNE OPEN NEIGHBORHOOD DISCUSSION

## B.O.N.D. Meeting Report

05/17/2022 | Special use Permit for Bungalow Court in an R1-M

**Proposed Site:** 320 North Esser Road

**Meeting Location:** Zoom

**Total Attendance:** 22

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

Joe Anzollitto	Leslie Matter
Bill Avery	Gary Reeves
Jim Ayers	Andrea Resendez
Mama Bear	Bettina Rizzuto
Jacob Galan	Travis Roberson
Rebecca Graham	Jason Robinson
Mike Hagan	Amy Shoemaker
Brent Hand	Ty Wolosin
Lucas Hiler	810-691-8403
Julie Jarvis	Tom
Bill Kessler	

### City Staff Present

Laura Haning	Sara Serra-Bennett
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### Meeting Summary

The meeting was held online to discuss the request that will be presented at the June Planning and Zoning Commission meeting. This request is for a special use permit for a bungalow court in an R1-M (Medium-Density residential) base zoning category. Based on our current regulation, R1-M require a special use permit to have bungalow courts.

Ms. Haning started the meeting by explaining the SUP process and giving some timelines and information about the public hearing dates. After the initial information, she introduced the applicant, Travis Roberson.

The applicant explained that the property is located almost across from the high school, and has an existing driveway and a guardrail. Esser road is TXDoT's right of way and based on the existing conditions, it won't be allowed to have another driveway. These are some of the existing conditions that the applicant tried to work around to develop the site. The site also has an existing home. The intent is to preserve the structure and use it as a common space/clubhouse. The units would be distributed closer to the west and south property boundary, leaving space for a circular two-way driveway that will also accommodate the parking spaces.

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### Development Details

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Bungalow courts consist of multiple detached residences on a single lot, clustered with no more than 10 units. The dwellings share a common open space, parking area, fence, and any community building that shall be maintained by the HOA. The community shall provide a minimum of 1 and a maximum of 2 parking spaces per dwelling and be developed with a minimum of 10 feet perimeter around the entire development. The setback distances for an R1-M should be used if the dimensions are more restrictive than the 10 feet.

The property is located at 320 N Esser, zoned R1-M. R1-M typically use is for single-family dwellings on lots no smaller than 7800 sf with 65 feet of frontage. The structures are allowed to be 36 feet in height (2.5 stories).

The applicant is proposing 8 detached, one-story, single-family dwellings on a little over one-acre lot. The project will also have a clubhouse. The units will be approximately 1100 sf, with no attached garages, all connected with sidewalks. The building placement took into account the existing trees in an attempt to preserve as much as possible. The project also has a detention pond and LID features are required by the city's regulations.

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### Questions and Concerns

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The neighbor present at the meeting had many questions and comments. Here are a few of those:

- The number of parking available doesn't seem to consider guest parking. What, based on the neighbor's comment, would make people park at the curb, reducing the width of the circular driveway and creating traffic.
- The density seems too much compared to the surrounding developments.
- The proposed solution to fencing the site.
- The possibility of the project being subsidized housing.
- How the trash would be collected, and receptacles stored.

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### Notification(s)

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- Mailouts
- Geo-targeted area surrounding the property (12 Text messages, 1 email)
- 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