



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

06/21/2022 | Rezone from C1 to an R1-M

Proposed Site: 502 South School Street

Meeting Location: Zoom

Total Attendance: 04

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

Patrick Christensen
John Friesenhahn

Rob Killen
Delaney Honaker

City Staff Present

Laura Haning

Sara Serra-Bennett

Meeting Summary

The meeting was held online to discuss the request to be presented at the July Planning and Zoning Commission meeting. This request is for a change of zoning for a property located at 502 South School Street. Currently, the property is zoned C1 (Neighborhood Commercial), and the request is for an R1-M (Medium Density Residential).

Staff started the meeting by explaining the site's background and what they had done until this point. There were no neighbors present.

Development Details

When the UDC was adopted, the zoning conversion was done based on the site's zoning category, the classification of the street that fronted the site, and the proximity to residentially zoned properties. It was also taken into consideration the type of zone (commercial or residential). So based on its location and existing zone, the site was converted from B1 to C1.

The property owner has been working on platting the site, and since the beginning of the project, the proposed use was single-family residential. The use is allowed with a special use permit under the C1 category (as it was also permitted in the B1). When the plat was preliminarily approved in December 2021, the P&Z commission asked the applicant to rezone the site to residential to give future property owners more certainty of what was going to be built next door.

The site configuration is compatible with an R1-M zoning category. The smallest lot frontage is 65 feet, and the smallest acreage is 0.185 acres.

Questions and Concerns

There were no neighbors present at the meeting.

Notification(s)

- Geo-targeted area surrounding the property (53 Text messages)
- Email and text message to City Calendar Subscribers
- B.O.N.D. Webpage
- Coroplast Sign at Location