



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

07/19/2022 | Zoning change from HOL to R4-U with a SUP for Multi-family with less than 18 units per acre

Proposed Site: 6 Old Fredericksburg

Meeting Location: Zoom

Total Attendance: 66

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

James Griffin
Alex Rudd
Ben Elizondo
Brad Rockwell
Brett
Brian Cartwright
Byron Cordes
Candice
Charlie Lunsford
christi
Christie Vasquez
Christina Ryrholm
Clinton Edwards
Dan Denbow
DC
Deborah McCollum
Denise LeAnn Dever
Frank Valadez
Gregory B. Yost
Guest
James
Janene Jones
Jeremiah Jones
Jessica Malkowski

Jim Guy Egbert
Joanne
Jonathan
Josh Surley
Kelley FitzGerald
Kerry H
Kevin FitzGerald
Kristan
Lance Kyle
Libby Lunsford
Linda Hare
Linda Manning
Lori Houser
Martha Zuflacht
Melissa
Michael
Michael Zavada
Paola
Phyllis Ripkin
Ricardo Delgado
Ricky
Robert
Roland
Rufus

Service

Excellence

Integrity

Respect

Collaboration

Seth
Spring
Steve Lea
Tami Benson
Thomas Hill
Tom Adelstein
Travis Roberson
Travis Vaught
Wanda McCarthy

Wes Pieper
Zachary-taylor wright
Lesley Lopes
Valcor Commercial Real Estate
2107108347
7032322440

City Staff Present

Laura Haning
Sara Serra-Bennett
Jeff Carroll
Martha Bernal

Ryan Bass

Meeting Summary

The meeting was held online, and this was the second item presented. It was very well attended.

Staff started the meeting by introducing the developer and describing the project. It was also explained that the type of development proposed is not defined in our regulation, as it is a fairly new product, which is commonly referred to as build to rent or horizontal apartments. Any development with more than 4 units on a lot is considered multi-family development per our standard, and the main difference about this type of development is the units are not stacked on top of each other, they are distributed along the site and resemble a townhome community.

The applicant is requesting 223 units on 23.6 acres and will require a rezone and a special use permit. Special Use Permit allows the P&Z and CC to approve a site plan for the request, and conditions can be added to it if they chose to.

Providence is the developer, and the product's name is parCHAUS. The company describes the project as a horizontal apartment community, and all the units are for market-rate rent. The property will be professionally maintained and will provide a large green space. Each unit will have its private courtyard, and the units will have 1, 2, or 3 bedrooms.

The layout of the development is centered around a POD, and at the center of the PODs, there will be more common green space. A typical POD has 9 units. Based on the information given by the developer, the layout of the PODs was done taking into consideration some of the large trees that are on the site.

Some of the community members present at the meeting were part of the Geneve school. The school is the neighbor to the west of the site, and they believe the development will be a good neighbor, that will be an aesthetically pleasing and safe development. It was also discussed the advantages of having the property professionally managed, as the care for the overall complex will guarantee consistency.

Apartment complexes in Boerne have, on average, 16 units/ acre. The request is for 9.36 units per acre.

Staff explained the change in the process that allows for all the requests to be presented at the same city council meeting, and how it allows the city council to have a better vision of what is being proposed when an annexation is requested.

Any project greater than 10 acres need to have a geological assessment performed by a professional registered geologist. Such study is required during the land study phase of the platting process. The applicant hasn't done a full traffic study yet, but this is one of the requirements for later in the process.

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Development Details

The property located at 6 Old Fredericksburg is currently in the ETJ. The property will have to be annexed and zoned before any development occurs. The city can't regulate uses in the ETJ, but once the area is annexed and zoned the city is able to have more control.

The applicant is requesting a zoning change and a special use permit to allow the development of 223 dwellings on the lot. The development is also asking for 468 parking spaces and will have a maximum impervious cover of 47%. The proposed site will have two access (one on each frontage road), and the distribution of the building was done taking into consideration the existing trees.

The development will have 1, 2, and 3-bedroom units, distributed in PODs. Typical POD has 9 dwellings, but the configuration offers some flexibility to accommodate for necessary changes. The site plan also has amenities such as a pickle court and dog park.

The developer has similar products built in several Texas cities.

Questions and Concerns

The community members that attended the meeting had questions and concerns about the overall density of the development, the traffic impact, the environmental impact, and how the increased density in the south area of town will impact the BISD's capacity to serve the children. There were also comments about the city's need for more housing options and that the development will for rent, market-rate units, and not affordable housing.

Notification(s)

- Geo-targeted area surrounding the property
- Text Messages to City Calendar Subscribers
- B.O.N.D. Webpage
- Events and Meetings Calendar
- Coroplast Sign at Location