



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

07/19/2022 | Zoning change from R1-M to possible R4-L with a SUP for Multi-family

Proposed Site: 116 Bess Street

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 | Kelley FitzGerald |
| Alex Rudd | Kerry H |
| Ben Elizondo | Kevin FitzGerald |
| Brad Rockwell | Kristan |
| Brett | Lance Kyle |
| Brian Cartwright | Libby Lunsford |
| Byron Cordes | Linda Hare |
| Candice | Linda Manning |
| Charlie Lunsford | Lori Houser |
| christi | Martha Zuflacht |
| Christie Vasquez | Melissa |
| Christina Ryrholm | Michael |
| Clinton Edwards | Michael Zavada |
| Dan Denbow | Paola |
| DC | Phyllis Ripkin |
| Deborah McCollum | Ricardo Delgado |
| Denise LeAnn Dever | Ricky |
| Frank Valadez | Robert |
| Gregory B. Yost | Roland |
| Guest | Rufus |
| James | Seth |
| Janene Jones | Spring |
| Jeremiah Jones | Steve Lea |
| Jessica Malkowski | Tami Benson |
| Jim Guy Egbert | Thomas Hill |
| Joanne | Tom Adelstein |
| Jonathan | Travis Roberson |
| Josh Surley | 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. Staff started the meeting by explaining the process and the order in which the items would be presented.

This item will not be on the next P&Z agenda, but the developer wanted to discuss the project with the community before getting the plans finalized.

Development Details

The property located at 116 Bess Street is a 2-acre lot, zoned R1-M EC (Medium Density Residential, Entrance Corridor Overlay District), and is currently vacant. The applicant is planning on developing the site for multi-family, and based on the current regulation, it must be rezoned to R4-L (Low-Density multi-family development) and have a special use permit for multi-family with less than 18 units per acre. The Entrance Corridor overlay district also imposes more restrictive height restrictions and few setbacks.

The proposed plan is for 10 to 12 2-bedroom units for sale. The units would all be around 2800 square feet, detached and organized in a condominium to maintain the common areas. They tried to work around the existing trees but will create a driveway that would connect both frontages.

Questions and Concerns

The neighbor's questions had to do with density, building cost, impervious cover, building height, possible uses, traffic, parking, screening from the neighbors, garbage pick-up,

The developer volunteered to add restrictions to the condominium regulation to restrict STRs, and commercial uses.

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

Service

Excellence

Integrity

Respect

Collaboration
