



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

08/16/2022 | Zoning change for the southern portion of Ranches at Creekside (from R1-M to R2-N, and RE to R1-M)

Proposed Site: 125 E State Highway 46 (River Road)

Meeting Location: Zoom

Total Attendance: 46

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

- | | |
|-------------------------|--------------------|
| Abel | Michelle |
| Alek Orloff | Mike Brown |
| Alex Rudd | Mike Yost |
| Allen Taha | MPryor |
| B Jones | MW |
| Bette Yost | Nancy Rachatanavin |
| Bielski | Osvaldo Rangel |
| Councilman Bryce Boddie | RaJeanne Smith |
| Cathy | Ranches Neighbors |
| Cindy Niemeyer | Ricardo Delgado |
| Courtney Just | Rick Swinghamer |
| Denise LeAnn Dever | Roger |
| Don Campbell | Ryan |
| Jeff Hutzler | Sara Mielke |
| Jeffrey Abrahamson | Staci Gahm |
| Jen Lopez | Tracy Taha |
| Joe Ribotto | Willey Dennis |
| John Hook | Zoom user |
| John Ramirez | 2102131202 |
| Jon | 3075321855 |
| Kristen Whitehead | 5127509586 |
| Lenore O | 8303363602 |
| Leslie Mack | |
| M Bowman | |

City Staff Present

Laura Haning
Sara Serra-Bennett

Meeting Summary

The meeting was held online, and it was very well attended.

Councilman Boddie started the meeting by introducing himself, and explaining the purpose of the meeting and its procedures. The discussion was about the rezoning of the southern portion of Ranches at Creekside.

Director Haning reminded the attendees that there was also a city council meeting about at city-wide BOND discussion and where people could go to watch that meeting. She then introduced the developer, Jeff Hutzler.

Mr. Hutzler explained that the zoning change request is only for the most southern portion of the development. The development has been going on for a few years and a good portion of it is already built. He explained that the lot size distribution was established a long time ago, and no lots would be within the Cibolo Creek protection area.

Part of the request is to rezone the section that is currently R1-M to R2-N. R1-M requires a minimum frontage of 65', and the R2-N allows for 50'. The second request is to rezone the section closed to the creek from RE, which requires a minimum frontage of 100', to R1-M, that allows for a 65' frontage. This change would allow the developer to keep the product with the same dimensions as the approved master plan. The current change will decrease the number of units from 873 to 855.

Mr. Hutzler also talked about the change only impacting units 5, 6, 7, and 8 and that the average lot size proposed is significantly larger than what the regulation allows.

Staff explained that the main difference between the current zone and the requests is that the request will allow the developer to build according to the approved master plan. It was also discussed that, if the request is approved, the developer will not be allowed to go to the minimum lot width allowed in the base zone. They have the limitation of what was approved with the master plan.

Cooper Creek road currently dead ends at the east boundary of the development. The city Thoroughfare plan indicates the desire for the road to be extended and hopefully connect this area to the southeast side of town (close to where the Southglen development is). The Thoroughfare plan is not an exact location of the roads plan, it indicates where the city believes connectivity would benefit the community. Currently, there is no plan to continue the road out, as the road extension would be triggered when the area redevelops.

It was also clarified that the request does not affect the lots close the Highway 46, or any part of the development that had plats previously approved. There were discussions to rezone the lots close to Highway 46, which were not approved. This request does not affect that section of the development, and it is not part of the current discussion.

Development Details

The Ranches at Creekside neighborhood had its first master plan approved by Planning and Zoning Commission in 2013 and has gradually approved multiple phases of the development. Initially, the street layout was curvilinear, but over time the developer realized that it was causing difficulties to accommodate all the required infrastructure with such a layout, and the street network plan was updated.

Since the first approved master plan, the development offered lots with 55', 65', and 80' of frontage. This information has never changed. The last update of the master plan was in 2019, and it was approved with a total of 873 units. It is

Service

Excellence

Integrity

Respect

Collaboration

common developments to change a little bit of the total number of lots approved with the master plan once the lots are laid out and all the required engineering takes place. This is the reason that our regulation allows 10% flexibility without the need to reapprove a master plan.

The proposed change will impact the total number of lots, reducing the number from 873 to 855, less than 3% of the approved plan, so there is no need to change the master plan.

The approved master plan was the base for several phases that have already been approved, recorded, and built. The total number of units presented for the development (873) is for all of it and not for only the southern portion.

The request from R1-M to R2-N reduces the frontage requirements from 65' to 50', and the RE to R1-M changes from 100' to 65'. Even with the R2-N base zoning allowing lots with 50' of frontage, the approved master plan limits the smaller lot to 55'.

Questions and Concerns

Some of the questions the community members had were:

- who is the builder of the larger lots?
- How would the request impact the overall development?
- How does the reduction of lots impact the open space?
- There were some questions about the overall connectivity, design, maintenance, and timeline of the development.

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
- Neighborhood HOA notification
- Mail notification send out to the neighbors