



# BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

09/20/2022 | 416 West Highland Drive (Rezone from R1-M to CIV)

**Proposed Site:** 416 West Highland Drive

**Meeting Location:** Zoom

**Total Attendance:** 26

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.

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## In Attendance

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Scott Billingsley  
Patrick Newell  
Rhonda Hobbs  
Dan Heckler  
Frank Valadez  
Council Member Quinten Scott  
Council Member Bryce Boddie  
Sarah Newell  
Patrick Newell  
Carr Stokes  
Aaron Satrum  
214-957-6028  
Rick – St Peter's  
Unknown Participant

Mark Mason  
SCoslik  
Jonathon P  
Melanie's iPhone  
Mike Berg  
Michael  
Mark Miller  
Jenna A.  
Sarah Holmes  
Rufus

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## City Staff Present

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Sara Serra-Bennett  
Heather Wood

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## Meeting Summary

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The meeting was held online, and it was very well attended. This was the first item on the night's agenda. Councilman Quinten Scott was present at the meeting. He introduced himself and made himself available to the residents.

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Service

Excellence

Integrity

Respect

Collaboration

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The applicant explained that the request is to make the site conform to the current regulation and allow the church to add accessory structures to existing ones. They plan on building a pavilion to serve the congregation, and the area already has the appropriate parking. The new pavilion would replace the one that is currently at Kronkosky. The use of the site is not changing.

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### Development Details

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The area being rezoned is just a section of the entire site that, for the longest time, belonged to the Benedictine Sisters. St. Peter's purchased 14 of the 39 acres and is working on making improvements.

The current zoning category is R1-M, allowing for lots with 65 feet of frontage and 7800 square feet. It also allows assemble use. The residential zoning category limits the number of accessory structures allowed on the site, in this case, to no more than 2. Currently, the site is an existing non-conforming.

To comply with the current regulation, the applicant has requested to change the zone from R1-M to Civic. The change will make the site conform to the current regulation.

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### Questions and Concerns

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Some of the questions the community members had were:

Will there be an increase in parking? They will only add six more parking spaces, but not a lot. The site already has a good number of parking spots.

Why is a zoning change necessary? The Civic zoning category was added to our regulations with the UDC, and it is the appropriate zone for the use.

Concerns with what is allowed in the rezoning of Civic (access points, setbacks, and limits on building heights)

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### Notification(s)

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- 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
- Mail notification send out to the neighbors