



# BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

10/18/2022 | *Zoning Change from C1, C3 and HOL to CIV*

Proposed Site: 35, 37 and 45 Cascade Caverns Road

Meeting Location: Virtual via Zoom

Total Attendance: 8

B.O.N.D. meetings can be viewed in their entirety by visiting the [City of Boerne B.O.N.D. YouTube page](#) and selecting desired meeting date.

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## In Attendance

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Debbie Wheeler

Jared Martin

Alexandria Rudd

Lance Kyle

Christina Ryrholm

Stuart Head

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## City Staff Present

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Laura Haning

Sara Serra-Bennett

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## Meeting Summary

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Staff started the meeting by describing the procedures for the B.O.N.D. meeting and where people would be able to watch the recording.

The property at 37 Cascade Caverns Road is currently outside the city limits, but for the annexation and zoning of the item to be presented at City Council at the same meeting, it requires P&Z consideration before it is annexed.

The property belongs to the Currey Creek Church, and currently has different zoning categories, and it is also made of multiple lots. The parcel at 35 Cascade Caverns is zoned C-3, the parcel at 37 Cascade Caverns will be considered as HOL, and the parcel at 45 Cascade Caverns is zoned C-1.

The request is for CIV. CIV is a new zoning category established by the UDC. Ideally, all the churches would be zoned Civic and Institutional, as it is the appropriate zoning category for the main and accessory uses. The requested zoning category will impact the amount of impervious cover allowed (it will decrease), but

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Service

Excellence

Integrity

Respect

Collaboration

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independently of the zoning category, any development had to do drainage studies and build the infrastructure necessary.

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### Development Details

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The applicant stated:

- The reasoning behind the request is to have the same zoning category applied for the entire site.
- After the annexation and zoning process is finalized, the applicant will work on platting the site into one single lot.

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### Questions and Concerns

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The only question brought up by the neighbors was about the proposed future plan for the site. At this time, for the zoning, there is no finalized plan for the site, only a wish list. But the applicant emphasized that the use will be for the Church and its functions.

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### Notification(s)

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- Mailouts
- Text Messages
- HOA emails
- B.O.N.D. News Blog
- Events and Meetings Calendar
- Email and Text to B.O.N.D. subscribers