



# BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

09/20/2022 | 12 Herff Road (Special Use Permit)

**Proposed Site:** 12 Herff Road (Kiddie Academy)

**Meeting Location:** Zoom

**Total Attendance:** \_\_\_\_

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

Grant\_\_\_\_\_

Patrick Newell

Dan Heckler

HDGroup Inc

Melanie Bagley ??

Council Member Quinten Scott

Council Member Bryce Boddie

Sarah Newell

Patrick Newell

Rick – St Peter’s

SCoslik

Jonathon P

Mark Miller

Jenna A.

Sarah Holmes

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## City Staff Present

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Sara Serra-Bennett

Heather Wood

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Service

Excellence

Integrity

Respect

Collaboration

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## Meeting Summary

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

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## Development Details

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The property located at 12 Herff Road is currently zoned C1 (Neighborhood Commercial) with the Heritage Corridor overlay district, with the total area of 4.35 acres. The applicant is planning on developing the site for a childcare facility (Kiddie Academy) and other uses. The applicant is requesting two special use permits: One for a childcare facility, and the other for a potential drive-thru use. The applicant intends to reuse an existing curb cut on Herff Road and is also proposing a secondary curb cut on Herff Road. The applicant intends to repurpose an existing home structure that is on the site.

The Heritage Corridor overlay district intends to preserve the connection between people and the natural environment, protecting the natural landscape of the road. C1 allows 75% impervious cover but because the site has an overlay district (Heritage Corridor) it reduces to 70% impervious cover.

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## Questions and Concerns

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Some of the questions the community members had were:

Council Member Boddie - how big is the development?

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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