



# BOERNE OPEN NEIGHBORHOOD DISCUSSION

## B.O.N.D. Meeting Report

**02/21/2023 | 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: 6**

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

James Griffin  
Ricardo Delgado

Ricky Adams  
Rufus

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### City Staff Present

Laura Haning

Sara Serra-Bennett

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### Meeting Summary

The meeting was held online. Staff started the meeting by explaining the process and the order for the items to be presented.

The representative from the development explained the proposed site plan and pointed out the changes that were made since the item was first presented to the community. Some of the changes were made to the layout of the development, like driveway alignment and building location, and others were made to the proposed management of the site, like determining that each unit will have its own garbage bin and there won't be a centralized dumpster on site.

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### 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 a multi-family site. 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 12 units for sale. The units would all be around 2800 square feet, detached and organized in a condominium to maintain the common areas.

Since the item was first presented, the developer worked on realigning the internal driveway to increase the separation between the existing residential properties and the proposed new buildings. The new alignment also took into consideration the existing trees and tried to preserve them as much as possible. In the northern section of the development, the units would be located facing each other to preserve the trees. The proposed dwellings are 3 stories,

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Service

Excellence

Integrity

Respect

Collaboration

with a large two-car garage, a bedroom, and an office on the first floor, the living space on the second floor, and the third floor has the main bedroom and a balcony. All the units will have the option of an elevator.

During the first meeting, neighbors had concerns about the location of a common dumpster, and the developer's solution is for each unit to have its own garbage bins, and waste management trucks would go thru the development.

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### Questions and Concerns

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The neighbor's questions had to do with setbacks, LID requirements, tree preservation, screening from the neighbors, and garbage pick-up.

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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