



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

05/16/2023 | SUP for Multi-family

Proposed Site: 31905 IH 10 West - HONDA

Meeting Location: Zoom

Total Attendance:

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 the desired meeting.

In Attendance

Scott Crabtree
Dani Hart
Ben Kamm
Joseph Reue
Benito Soto

Quinten Scott
Unknown
Unknown

City Staff Present

Sara Serra-Bennett

Meeting Summary

This request was the only item discussed during this meeting that was held online. Staff started the session by explaining the process and introducing the developer.

The development group started by introducing the company and its history with the communities they are part of and how they are involved with the community development aspects and are contributing members of it. They also spoke about how they have seen the business grow in the past 8 years but have worked to mitigate the impact the facilities create as much as possible. It was also discussed that, based on their experience, the use is not a traffic generator and will have a small impact on the existing traffic.

Development Details

The group has been looking for a site to develop an automobile sales site. After considering multiple locations, they decided to move forward with the site at 31905 Interstate Highway 10 West. The site abuts a residential development, an existing automobile sales site, and an undeveloped parcel. The site has two zoning categories and is part of the Scenic Interstate Overlay District, Low elevation area. Based on the Overlay requirements, the building shall be setback at least 50 feet from the IH-10 right of way and have a building height between 40 feet and 75 feet, depending on an increased front setback. Another development restriction is the maximum impervious cover of 85% for C3 and C4. The area will be divided into two parcels, with both sites developed for motor vehicle sales and services.

The proposed buildings will be around 33,000 square feet and 26,000 square feet, and the provided parking will be 168 spaces for one lot and 132 for the other. Each lot will have its car storage, one with 315 car spaces and the other 220.

Service

Excellence

Integrity

Respect

Collaboration

All outdoor lighting will be installed with a motion sensor. The garage door will have a fast operating system, so less noise will reach the neighboring properties.

The buildings were moved closer to IH-10 to provide a larger buffer from the residential development at the rear of the site, and this is one of the variances with this request. The second variance is for the landscape for the storage parking.

Questions and Concerns

The neighbors present at the meeting had no questions at this time.

Notification(s)

- Text Messages to Geo-targeted area surrounding the property – 20 neighbors received the text
- Text Messages to City Calendar Subscribers
- Nextdoor App - reached 411 neighbors in both Boerne Heights and Regent Park
- B.O.N.D. Webpage
- Events and Meetings Calendar