



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

08/15/2023 | Rezone/SUP (Craft Alcohol Production)

Proposed Site: 802 Blanco Road

Meeting Location: Zoom

Total Attendance: _22_

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

Peter Anderson	Kathryn Wisdom	8326893244
CP	Linda De la Fuente	Annie Dut
Debbie Witherspoon	Loralee Sprunger	2103947888
Dylan Marshal	Luis Romero	8087415063
Fred L	Stephanie Romero	Lori
Jean	Terry	J Goebel
Joshua Valenta	Ty Wolosin	

City Staff Present

Nathan Crane	Sara Serra-Bennett
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Meeting Summary

This was the third item on the agenda, and there was a lot of discussion during this session.

Staff started the session by introducing the developer and giving some background information about the parcel and the current requirements. The developer explained that the request is to have a SUP for craft alcohol production and change the zone of the back parcel (currently zoned residential) to accommodate parking.

During the discussion, some neighbors raised questions about the traffic impact and what would be done to mitigate it. A few options were discussed, such as having a shared parking agreement with the establishment across Blanco Rd or having Becker Street as the entrance of the parking lot and the exit be done through an easement to the property East of the site (a gas station), or keeping the residential parcel out of the process. The applicant mentioned that the hours of operation would be limited, and the parking lot placement was also proposed to create a bigger distance between the use that can generate traffic and noise from the neighbors. City regulations do not allow for a development in this area to count street parking as part of the minimum parking requirement, so all the required parking spaces need to be provided as part of the development. Parking requirements are calculated based on use.

Development Details

The proposed development would combine 802 Blanco Rd and 111 Becker St. The Blanco Rd parcel is zoned commercial (C2), and the Becker is zoned residential (R1-M). There are no overlays in this area. The proposed use would be craft alcohol production, requiring a special use permit within a C2 zoning category.

The site plan shows the applicant will keep the existing structure and add a new building for a brewery and office space, two food truck spaces, an outdoor sitting area, and parking lots. The parking lot is proposed on the northern lot (111 Becker) to buffer commercial use and the residential neighborhood. A C2 zoning category allows for 80% of impervious cover.

Questions and Concerns

The main concern community members at the meeting had was about the impact the development would have on on-street parking and added trips to the neighborhood. As this is a dead-end street, the only way in and out is through the intersection of Blanco and Becker. Currently, it already creates some challenges during peak hours, and the developments that can generate increased traffic inside the neighborhood represent a concern to the residents.

Some community members were also concerned about people parking on the street. As the paved area is already narrow, the increased parking need would make people park on both sides of the road, creating more challenging access to the neighborhood.

Notification(s)

- Text Messages to Geo-targeted area surrounding the property – 40 neighbors received the text
- Text Messages to City Calendar Subscribers
- B.O.N.D. Webpage
- Events and Meetings Calendar
- Sign at location