



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

08/15/2023 | SUP for Multi-family

Proposed Site: 318-319 Water Street

Meeting Location: Zoom

Total Attendance: 25

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

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

City Staff Present

Nathan Crane	Sara Serra-Bennett
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Meeting Summary

Staff started the session by explaining the process and introducing the development. Staff also explain the requirements for developing the parcel and the steps to accomplish that goal.

The applicant explained the site selection had to do with the lack of single-family residential close to the site, and the proximity to IH10. Based on the applicant's presentation, the goals are to preserve all the heritage legacy oak trees and provide more housing options. They also stated that this would be luxury, high-end townhomes, and the idea is to provide more housing options.

Development Details

The property is zoned C3, and it requires a Special Use Permit for a Multi-Family development. The request is for 90 residential units that would have a density of 18 units per acre. Special Use Permit is a site-specific approval, and as such P&Z can recommend, and Council can approve conditions and restrictions for the development.

The site has frontage at Norris Lane and Water Street. Only commercially zoned properties surround the area.

Service

Excellence

Integrity

Respect

Collaboration

The site shows groups of 6 units distributed along the site, with the access and parking placed in the center. All the units will be for rent. Each unit will have a separate entrance and a private backyard. Of the proposed 90 units, 42 will be one-bedroom, while the remaining 48 will be two-bedroom.

Questions and Concerns

The neighbors present at the meeting had no questions for the applicant.

Notification(s)

- Text Messages to Geo-targeted area surrounding the property – 1 neighbor received the text
- Text Messages to City Calendar Subscribers
- B.O.N.D. Webpage
- Events and Meetings Calendar
- Sign at location