Proposed Site: 12 Herff Road  
Meeting Location: Zoom  
Total Attendance: 11  
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  
Ann Dietert  
Andy Hooper  
Tyler Meals  
Grant Cary  
Alex Rudd  
Lance Kyle  
Revita Reavis  
Denise LeAnn Dever  

City Staff Present  
Nathan Crane  
Sara Serra-Bennett  
Heather Wood  

Meeting Summary  
Staff started the session by explaining the process and introducing the developer. The developer apologized for not making it to the previous BOND meeting, as there was a miscommunication issue, and reiterated the group's intent to work with the community. The applicant explained the concept behind the coffee shop, that the establishment will have indoor and outdoor seating areas, and that the drive-thru will be one more of its services. Topics discussed included traffic impact, stacking spaces, impervious cover, tree preservation, and detention/retention facility.

Development Details  
The applicant is developing the site located at 12 Herff. The site has not finished its platting process. Based on the material submitted for review, the site will be subdivided into 4 smaller lots, and all of them will be served by only two curb cuts and will share an internal access easement. Previously the development requested a rezone and a SUP for a daycare facility in the southernmost area. The request was reviewed by P&Z and approved by the council earlier this year. The coffee shop building will be approximately 1900 sf, with indoor and outdoor sitting areas. The developer described the intention of the establishment is not focused on just the coffee drive-through but a place where people can sit down and enjoy the space. The hours of operation
All the development will comply with the water detention and quality standards, LID, dark skies, tree preservation, and other city requirements.

Questions and Concerns

The community members present at the meeting had questions and comments regarding traffic impact, access, conflict with existing traffic, and proposed developments already approved.

Notification(s)

- Text Messages to Geo-targeted area surrounding the property – 21 neighbors received a text
- Text Messages to City Calendar Subscribers
- B.O.N.D. Webpage
- Events and Meetings Calendar