**Proposed Site:** CMC Unit 11- Block B Lot 11A  
**Meeting Location:** Zoom  
**Total Attendance:** 14

B.O.N.D. meetings can be viewed in their entirety by visiting:  
The City of Boerne B.N.D. YouTube page and selecting the desired meeting.

---

**In Attendance**

<table>
<thead>
<tr>
<th>Thom Dunaway</th>
<th>Mark Santos</th>
<th>Jose Cantu</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nina Woolard</td>
<td>Priscilla Flores</td>
<td>Sharon Wright</td>
</tr>
<tr>
<td>Mikayla</td>
<td>iPhone User</td>
<td>Joseph Macaluso Jr.</td>
</tr>
<tr>
<td>Cynthia Murphy</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**City Staff Present**

<table>
<thead>
<tr>
<th>Nathan Crane</th>
<th>Sara Varvarigos</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sara Serra-Bennett</td>
<td>Heather Wood</td>
</tr>
</tbody>
</table>

**Meeting Summary**

Mark Santos from LJA Engineering presented the overall site plan for the proposed Christian Brothers Automotive Development. Mr. Santos provided an overview of the additional developments proposed along the south side of the Sobo District (HTO, Chipotle, 2 story shopping center, and several food chain types of restaurants).

**Development Details**

The proposed site plan features a Christian Brothers Automotive service building, with a building envelope of 5,640 square feet. The building features 9 service bays facing the adjacent lots, while the portion of the building facing Herff Rd will feature a façade with an estimated width of 40 ft, along with landscaping. The building is located along the western portion of the lot, with the eastern and northern portions of the lot occupied by dedicated parking spaces. The business will focus on oil changes and noise pollution is estimated to be minimal. Operating hours are Monday through Friday, 7 AM to 6 PM, although franchisees can choose to open on Saturdays for the first 180 days after opening. CBA will use an underground filtering and containment sand oil system treatment to treat any oil or chemicals from the water on the CBA site.

**Questions and Concerns**
Ms. Nina Woolard expressed that the proposed Automotive Service Center would be better suited to a location off I-10. In her opinion, the proposed use conflicts with the pedestrian-oriented vision that informed the development of the Sobo overlay district. She also doesn’t think that the proposed 9 bay automobile use is compatible with the residential use to the north of the site. Nina also asked about how CBA was planning on containing the oil and chemicals associated with their business.

Another participant asked about the noise pollution that would be caused by the operation of the Christian Brothers Automotive business.

Sharon Wright stated that people living or working from home could be bothered by the noise generating by the business operation during the day. She mentioned that she was also concerned about a curb cut along Herff Road, and that this was not consistent with the Sobo Overlay vision (which emphasized pedestrian oriented development).

**Notification(s)**

- Text Messages to Geo-targeted area surrounding the property – 11 neighbors received a text message
- Text Messages to City Calendar Subscribers
- B.N.D. Webpage
- Events and Meetings Calendar