



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

09/20/2022 | 12 Herff Road (Special Use Permit)

Proposed Site: 12 Herff Road (Kiddie Academy)

Meeting Location: Zoom

Total Attendance: 18

BOND 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 Billingsley	Sarah Newell
Grant	Patrick Newell
Patrick Newell	Rick – St Peter's
Dan Heckler	S. Coslik
HDGroup Inc	Jonathon P
Melanie Bagley	Mark Miller
Council Member Quinten Scott	Jenna A.
Council Member Bryce Boddie	Sarah Holmes

City Staff Present

Sara Serra-Bennett	Heather Wood
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Meeting Summary

The meeting was held online, and it was very well attended. There were several projects being discussed during the meeting.

Development Details

The property located at 12 Herff Road is currently zoned C1 (Neighborhood Commercial) with the Heritage Corridor overlay district, with a total area of 4.35 acres. The applicant is planning on developing the site for a childcare facility (Kiddie Academy) and other uses. The applicant is requesting two special use permits: One for a childcare facility, and

the other for a potential drive-thru use. The first application that will be reviewed will be for the special use permit for a childcare facility.

The existing curb cut is located at the property's northern boundary, and a second curb cut location was approved by a variance by P&Z back in 2019. The applicant intends to repurpose an existing home structure that is on the site.

The Heritage Corridor overlay district intends to preserve the connection between people and the natural environment, protecting the natural landscape of the road. C1 allows 75% impervious cover, but because the site has an overlay district (Heritage Corridor), it reduces to 70% impervious cover.

Questions and Concerns

Council Member Boddie had questions about the overall proposed use and the size of the development. - how big is the development?

Notification(s)

- Geo-targeted area surrounding the property
- Text Messages to City Calendar Subscribers
- B.O.N.D. Webpage
- Events and Meetings Calendar
- Mail notification send out to the neighbors