



# BOERNE OPEN NEIGHBORHOOD DISCUSSION

## B.O.N.D. Meeting Report

**07/19/2022 | Zoning change from R1-M to possible R4-L with  
a SUP for Multi-family**

**Proposed Site: 116 Bess Street**

**Meeting Location: Zoom**

**Total Attendance: 66**

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

James Griffin	Kelley FitzGerald
Alex Rudd	Kerry H
Ben Elizondo	Kevin FitzGerald
Brad Rockwell	Kristan
Brett	Lance Kyle
Brian Cartwright	Libby Lunsford
Byron Cordes	Linda Hare
Candice	Linda Manning
Charlie Lunsford	Lori Houser
christi	Martha Zuflacht
Christie Vasquez	Melissa
Christina Ryrholm	Michael
Clinton Edwards	Michael Zavada
Dan Denbow	Paola
DC	Phyllis Ripkin
Deborah McCollum	Ricardo Delgado
Denise LeAnn Dever	Ricky
Frank Valadez	Robert
Gregory B. Yost	Roland
Guest	Rufus
James	Seth
Janene Jones	Spring
Jeremiah Jones	Steve Lea
Jessica Malkowski	Tami Benson
Jim Guy Egbert	Thomas Hill
Joanne	Tom Adelstein
Jonathan	Travis Roberson
Josh Surley	Travis Vaught

Wanda McCarthy  
Wes Pieper  
Zachary-taylor wright  
Lesley Lopes

Valcor Commercial Real Estate  
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7032322440

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### City Staff Present

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Laura Haning  
Sara Serra-Bennett  
Jeff Carroll

Martha Bernal  
Ryan Bass

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### Meeting Summary

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The meeting was held online. Staff started the meeting by explaining the process and the order in which the items would be presented.

This item will not be on the next P&Z agenda, but the developer wanted to discuss the project with the community before getting the plans finalized.

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### Development Details

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The property located at 116 Bess Street is a 2-acre lot, zoned R1-M EC (Medium Density Residential, Entrance Corridor Overlay District), and is currently vacant. The applicant is planning on developing the site for multi-family, and based on the current regulation, it must be rezoned to R4-L (Low-Density multi-family development) and have a special use permit for multi-family with less than 18 units per acre. The Entrance Corridor overlay district also imposes more restrictive height restrictions and few setbacks.

The proposed plan is for 10 to 12 2-bedroom units for sale. The units would all be around 2800 square feet, detached and organized in a condominium to maintain the common areas. They tried to work around the existing trees but will create a driveway that would connect both frontages.

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### Questions and Concerns

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The neighbor's questions had to do with density, building cost, impervious cover, building height, possible uses, traffic, parking, screening from the neighbors, garbage pick-up,

The developer volunteered to add restrictions to the condominium regulation to restrict STRs, and commercial uses.

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### Notification(s)

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- Geo-targeted area surrounding the property
- Text Messages to City Calendar Subscribers
- B.O.N.D. Webpage
- Events and Meetings Calendar
- Coroplast Sign at Location

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Service

Excellence

Integrity

Respect

Collaboration

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