



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

10/19/2021 | Embry Partners Representative – Jeremey Williams

Proposed Site: 1670 River Road: multi-family project discussion-

Meeting Location: Zoom

Total Attendance: 8

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

Jeremy Williams
Will Kroll
Susan Rittimann

Debbie Pritko
Pat Brown

City Staff Present

Laura Haning
Sara Serra-Bennett
Heather Wood

Meeting Summary

This was a joint meeting for all items presented in the November Planning and Zoning Commission meeting. Staff explained how the meeting would be divided and introduced the projects.

This project won't be on the November agenda, but the developer wanted to know the community's opinion about the project and asked to be at the meeting.

The proposed development is located at 1670 River Road. The property is currently outside the city limits and is being annexed. This will be a multiple-step process, and the public will have other chances to see this project and provide their input.

Development Details

The proposed development is a horizontal apartment and not a multi-story apartment complex. It will look similar to townhomes, with low density and a lot of green space. The community will be gated and offer various parking options and amenities.

Service

Excellence

Integrity

Respect

Collaboration

The area along the creek will be dedicated to the city during the development process. The development will also need to provide a ROW and build the thoroughfare that goes through it.

The development will have 226 units distributed on 27.7 acres. Each unit will have 2 parking spaces and private yards. Some floor plans have attached garages, and some have a main bedroom on the first floor. Externally they will be duplexes, with one unit facing the internal circulation and the other facing the common green space. The design also incorporates a front porch on almost all the units.

The developer has as a business model to build and rent their products. All the units will be market-rate rents, with high-quality finishes and stainless steel appliances.

Questions and Concerns

The neighbor present at the meeting had some questions about how the project would be managed, the location of easements, and the requirement for a buffer based on the entrance corridor overlay district not being represented in the images.

Notification(s)

- Mailouts
- Text Messages to geofenced area surrounding property
- Text Messages to City Calendar Subscribers
- BOND Webpage
- Events and Meetings Calendar
- Nextdoor app (geofenced to the area surrounding property)