



BOERNE OPEN NEIGHBORHOOD DISCUSSION

Special Called B.O.N.D. Meeting Report

12/15/2021 | Embry Partners
Representative – Jeremey Williams

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

Meeting Location: City Council Chambers

Total Attendance:

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
Ashley Farrimond
Brian McGinnis
Kimberly McGinnis
Suzanne Hittimann
Denise Powers
Heather Goodrich

John Goodrich
Andrea Resendez
Lawrence Kowalchik
Guy Atherton
Anthony von Fraunhofer
David Penny

City Staff Present

Laura Haning
Sara Serra-Bennett
Veronika Vasques

Meeting Summary

The special called meeting was scheduled after the applicant requested the item to be postponed during the December P&Z meeting. During the public outreach process, many neighbors outside of the 400 ft notification area required by state law demonstrated that they were not comfortable with the request, and the applicant asked for more time to discuss the projects with them.

This was the first meeting we had with this format, and Ms. Haning explained the process and gave a background history of the area's development as a whole. She also explained the difference between single-family development and multi-family and PDD.

Service

Excellence

Integrity

Respect

Collaboration

The region is expanding rapidly. Compared with other areas close by, Boerne is a highly desirable place to develop, and there has been intense interest in developing it. Multiple projects have been presented with similar concepts for different parts of town.

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 green space between units. The community will be gated and offer various parking options and amenities. The units will be one and two stories.

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 east/west thoroughfare that goes through it.

The development will have 224 units distributed on 27.7 acres. Each unit will have two 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.

Based on initial community input, the developer agreed to put in writing that the development will use dark sky-compliant light fixtures, pedestrian-friendly light, and lower light poles.

Questions and Concerns

Several questions/ concerns/ comments were brought up during the meeting. Some of them were:

- What is the density of neighborhoods around the development? Champion Heights is around six units/ acre, and Woods of Boerne and Esperanza is about three units/ acre.
- All the units will be for rent. Depending on the contracts, the rent period tends to vary between 12 to 18 months.
- The property will be professionally managed. The developer can't guarantee that they won't sell the property in the future. Still, this type of development is not a simple operation, and the possible future buyers would have to have a similar business model to keep the site.
- The development will comply with the city drainage regulation that mandates that any development build and maintain water detention and water quality on-site does not adversely impact the neighboring properties.
- There were concerns about the proximity of the proposed development and the existing home in Esperanza. The developer presented a schematic drawing of the different elevations of the building showing that the proposed development won't obstruct the viewshed for those houses. The 150-foot separation between the structures will have at least 30 feet drop in topography.
- The developer also committed to planting trees between Esperanza and the development.
- The residents would like to see more commercial uses along 46.
- There are concerns about the increase in traffic.
- The impact of the development in the school district, fire, police department, and services provided in the city.
- There are questions about the thoroughfare plan, how it will all come together, and the need for a traffic light.
- The impact the development would have on Highway 46 during construction

Notification(s)

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