



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

11.16.2021 | Victor Sheely
Josh Valenta

Proposed Site: 25 Cascade Caverns and 6 North Star Road
Zoning and Planned Unit Development (PUD)

Meeting Location: Zoom

Total Attendance: 12

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

Delaney Honaker
Juan Montero
Lance Kyle
Victor Sheely
Josh Valenta

Tony Mangus
Todd Hallberg
unknown – 210-268-8863
unknown – 210-325-9299

City Staff Present

Laura Haning
Sara Serra-Bennett
Heather Wood

Meeting Summary

This was a joint meeting for all B.O.N.D. items for the December Planning and Zoning Commission meeting. The property at Cascade Caverns Road and North Star requests a zone, rezone, and a PUD (Planned Unit Development). Currently, there is a single-family dwelling on each lot, and the proposed development will have 36 single-family dwellings.

The request is for a R4-L (Low-density multi-family residential) because the development will be in one big lot. More than four dwellings in a lot are considered multi-family by our regulation. The PUD plan allows some design flexibility, but it also gives the community more information about what will be built. Once approved by the city council, a PUD plan site can't change unless the applicant submits a new plan that will have to go through the same approval process.

Service

Excellence

Integrity

Respect

Collaboration

Development Details

The property at Cascade Caverns Road and North Star is proposed to be developed as a gated community, with 36 two-stories single-family dwellings with around 2500 square feet, focused 55+ residents. The site was designed to preserve the existing oak trees as much as possible and to create a “villa” with low-density, vast green space and walking paths inside the development.

The site presented during the meeting had both entrances coming from North Star. The main entrance would be closer to Cascade Caverns, and a secondary (exit only) drive is located south of the main one. The total open space will be around 64% of the site, with a total development area of 9.6 acres.

The drainage/ detention facility will be located in the Southwest corner of the development, with the already existing drainage easement that was put in place for the next-door development. The developer is also considering incorporating some linear water quality features throughout the site.

The development intends to follow all the LID, detention, and water quality requirements presented in our current regulation.

Questions and Concerns

The questions brought up by the community members present at the meeting were related to flood, LID, detention and water quality, tree preservation, impervious cover calculations, and compliance with our current regulation.

All the questions were addressed by the development engineer present at the meeting.

Notification(s)

- Text Messages to City Calendar Subscribers
- BOND Webpage
- Events and Meetings Calendar
- Sign at location