



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

11.16.2021 | Ross Stiteley - Roers Companies

Proposed Site: 36025 IH-10 West
Bluff View- Zoning and Special Use Permit

Meeting Location: Zoom

Total Attendance: 13

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

Ross Stiteley
Delaney Honaker
Juan Montero
Lance Kyle
Victor Sheely
Josh Valenta

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

City Staff Present

Laura Haning
Sara Serra-Bennett
Heather Wood

Meeting Summary

The meeting was to discuss multiple projects, some will be at the December Planning and Zoning Commission meeting, but this project won't. The applicant requested an early BOND meeting to see how the community would react to the request and have time to make changes as needed.

The property is currently outside the city limits and has requested annexation. With the annexation process, the area will be zoned. The applicant will have different routes to accomplish the proposed development, and they will all be decided before the item is added to a P&Z agenda.

Development Details

Service

Excellence

Integrity

Respect

Collaboration

The property under consideration is located on the west side of IH-10 on the access road, north of Frederick Creek. The area close to the creek won't be disturbed and will be dedicated to the city. The development will comply with all the city regulations for dark sky preservation, drainage, LID, and water quality. The proposed development is a multi-family complex totaling 192 units with 1, 2, or 3 bedrooms. The building will be three stories, garden-style, with a high-quality mix material. The interior of the units will have solid surface countertops, stainless steel appliances, an in-unit washer and a dryer. The development company has a business model to rent all the units. The complex will have multiple amenities such as outdoor playing areas, walking trails, clubhouse, fitness center, pool. The project has received a letter of support for a TDHCA from the City Council during the 12 October meeting.

Questions and Concerns

The question during the meeting had to do with the property being on the market. The applicant also made himself available for questions or comments that the community may have during the process.

Notification(s)

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