



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

**06/21/2022 | Zoning change from RE to R4-U with
an SUP for Multi-family with more than 18 units/ acre**

Proposed Site: 116 Old San Antonio Road

Meeting Location: Zoom

Total Attendance: 04

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

Patrick Christensen
John Friesenhahn
Rob Killen

Delaney Honaker
Tyler Brady

City Staff Present

Laura Haning

Sara Serra-Bennett

Meeting Summary

The meeting was held online, and this was the second item presented. Staff started the meeting by explaining the process and the order the items would be presented. There were no community members present at the meeting.

Development Details

The property located at 116 Old San Antonio is currently zoned RE (Residential Estate) and is used as a single-family property, with a total area of 16.6 acres. The applicant is planning on developing the site for multi-family, and based on the current zoning and the overlay district regulation, it must be rezoned to R4-U (Urban multi-family development) and have a special use permit for multi-family.

The proposed plan is for approximately 315 units divided into 1-, 2- and 3-bedroom dwellings. The development would also offer about 461 parking spaces, a recreational area, and a dog park. According to the applicant, the buildings will range from 2 to 3 stories, which will help maintain an ample green space and keep the project financially feasible. The building close to Old San Antonio will be 2 stories, and the ones in the back will be 3 stories.

Service

Excellence

Integrity

Respect

Collaboration

The building placement took into consideration the drainageway protection zone on the site, as the city regulation limits what can be built within it. They are proposing one bridge perpendicular to the DPZ. The presented site plan has 2 road access, one close to the north property boundary and the second closer to the existing access. The developer is working with the Development Service Department to work thru all the traffic impact requirements in the ordinances.

Questions and Concerns

There were no neighbors present at the meeting.

Notification(s)

- 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

