



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

08/15/2023 | SUP for Accessory Dwelling

Proposed Site: 605 Graham Street

Meeting Location: Zoom

Total Attendance: 23

B.O.N.D. 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

Peter Anderson	Kathryn Wisdom	Annie Dut
Beau Cobb	Linda De la Fuente	2103947888
CP	Loralee Sprunger	8087415063
Debbie Witherspoon	Luis Romero	Lori
Dylan Marshal	Stephanie Romero	J Goebel
Fred L	Terry	
Jean	Ty Wolosin	
Joshua Valenta	8326893244	

City Staff Present

Nathan Crane	Sara Serra-Bennett
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Meeting Summary

Staff started the session by explaining the process and introducing the developer. The developer stated that the proposed apartment garage is for the owner's grown children to use as an additional living space when they visit. The builder was unaware that such use would require a special use permit, as it is common at the flats. Once a building permit was requested and the requirement for the SUP identified, the construction of the accessory dwelling was suspended until the approval of the use by the City Council.

Development Details

The applicant is developing the site as a single-family dwelling with a detached garage. The applicant plans on having a small apartment on top of the proposed garage, and based on our regulation, they require a special use permit for an accessory dwelling.

Our code has some requirements for accessory dwellings, such as can't be higher than the main structure, the maximum livable footprint must be 1200 sf or 30% of the main structure (whichever is less), and it has to

Service

Excellence

Integrity

Respect

Collaboration

match the main structure's architectural character. The access to the garage is through the alley, and the accessory dwelling won't be seen from the front of the property at Graham Street.

Questions and Concerns

The neighbors present at the meeting had no questions for the applicant.

Notification(s)

- Text Messages to Geo-targeted area surrounding the property – 21 neighbors received a text
- Text Messages to City Calendar Subscribers
- B.O.N.D. Webpage
- Events and Meetings Calendar