

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input checked="" type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	<i>December 06, 2021</i>
Requested Action	<p>TO CONSIDER THE PROPOSED SPECIAL USE PERMIT FOR SHORT-TERM RENTAL IN A R3-A, ATTACHED RESIDENTIAL DISTRICT, LOCATED AT 428 HERFF ROAD (IRONS & GRAHAMS ADDITION LOT 187C, .054 ACRES, KAD 46417). (TODD & ELIZABETH HALLBERG).</p> <ol style="list-style-type: none"> STAFF PRESENTATION PUBLIC HEARING MAKE RECOMMENDATION
Contact Person	<p>Sara Serra, Planner II, Planning and Community Development Department</p>
Background Information	<p>With the adoption of the UDC, Short-term rental requires special use permit in almost all areas outside of the downtown area. This is the first request presented to the Commission. The requirement for a short-term rental to have a special use permit came from the community's concern to preserve the fabric of neighborhoods.</p> <p>The request is to have a short-term rental. According to the information provided by the applicant and what was available on the short-term rental website, the property is rented whole. It has three bedrooms, two bathrooms, a two-car garage, and can accommodate 6 people.</p> <p>As stated by the applicant; he occupies the house during the week and rents the townhome on the weekend. Sometimes the rental is for a longer period of time and he stays elsewhere.</p> <p>City staff held an online BOND (Boerne Open Neighborhood Discussion) meeting on November 16, 2021. At that meeting, the applicant explained the request. One neighbor was present, and he expressed that the guests that have used the property in the past were pleasant and didn't impact his ability to enjoy his property. The staff has provided a report from the BOND meeting as part of this submittal.</p> <p>The recording of the meeting can be found on the city's YouTube page.</p>

Item Justification	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	Public hearing information was posted in a local newspaper on November 19, and mail notifications were sent to the neighbors with 200 ft of the site. The city also had a BOND meeting on November 16, 2021
Legal Review	
Alternative Options	
Supporting Documents	Attached are maps and plat.