



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

11.16.2021 | Todd Hallberg

Proposed Site: 428 Herff Street
Short Term Rental - Special Use Permit

Meeting Location: Zoom

Total Attendance: 7

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

Todd Hallberg

Josh Valenta

Juan Montero

Tony Mangus

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. This request is the first Special Use Permit (SUP) for a short-term rental (STR) to be presented to P&Z. With the adoption of the UDC, short-term rentals require a SUP in almost all places they are allowed. The reasoning behind this new process is to preserve the neighborhood fabric.

Development Details

The property is located at 428 Heff Road, and it is a townhome. The property is rented as a whole (3 bedrooms, 2 bathrooms, and a 2 car garage), and can accommodate up to 6 people. According to the applicant, he rents the property when he is not using it, and his rent contract prohibits extra guests and parties.

Service

Excellence

Integrity

Respect

Collaboration

Questions and Concerns

The neighbor present at the meeting mentioned that the STR doesn't impact his ability to use his property, and the public that this property attracts has been very respectful of the neighborhood.

Notification(s)

- Text Message(s)/Email(s) to geofenced area surrounding property - 14 customers were signed up to receive SMS (text) notifications and 1 customer for email **must have information on file w/ Customer Care (Utilities) Department to receive these notices**
- Text Messages to City Calendar Subscribers
- BOND Webpage
- Events and Meetings Calendar
- Coroplast Sign at location