

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input checked="" type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	<i>January 10, 2022</i>
Requested Action	<p>TO CONSIDER THE PROPOSED SPECIAL USE PERMIT FOR SHORT-TERM RENTAL IN A R1-L, LOW-DENSITY RESIDENTIAL DISTRICT LOCATED AT 176 BENTWOOD DRIVE (BENTWOOD UNIT 1 LOT 11, 1.03 ACRES, KAD 19585). (LESTER RIOS).</p> <ul style="list-style-type: none"> I. STAFF PRESENTATION II. PUBLIC HEARING III. 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 a special use permit in all areas outside of specific overlay districts. The requirement came from the community’s concern to preserve the fabric of neighborhoods.</p> <p>The owner of 176 Bentwood wishes to rent their above garage guesthouse as a short-term rental. While the owner does live in the primary residence, the space for rent is located above the garage and has a separate entrance. Based on the information available on the short-term rental website, the apartment can accommodate up to 4 guests and has two bedrooms and two bathrooms. The guest also has access to a private patio. The homeowner does provide adequate off-street parking.</p> <p>It has come to staff’s attention that the deed restrictions for the Bentwood neighborhood do not allow this type of use. The restrictions state “...none of the lots or the improvements thereon shall be used for anything other than single family residence”. Also stated is “no lot or any structure thereon shall be used for any trade or profession or any commercial use of any kind...” While the city does not enforce deed restrictions, it is apparent that the neighborhood when developed, did not want any type of use other than strictly single family.</p> <p>City staff held an online BOND (Boerne Open Neighborhood Discussion) meeting on December 21, 2021. At that meeting, the applicant explained the request. A few neighbors were present, and the staff has</p>

	provided a report from the BOND meeting as part of this submittal. The meeting recording can be found on the city's YouTube page.
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 December 24, and mail notifications were sent to the neighbors with 400 ft of the site. The city also had a BOND meeting on December 21, 2021, and the information for the meeting was done via geofence.
Legal Review	
Alternative Options	
Supporting Documents	