



# BOERNE OPEN NEIGHBORHOOD DISCUSSION

## B.O.N.D. Meeting Report

12/21/2021 | Special Use Permit for Short-term Rental

**Proposed Site:** 176 Bentwood

**Meeting Location:** Zoom

**Total Attendance:** 6

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.

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### In Attendance

Mary Ellen Schulle  
Sharon Sandidge

Nina Woolard  
Lester Rios

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### City Staff Present

Laura Haning  
Sara Serra-Bennett

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### Meeting Summary

This was a joint Zoom meeting for all B.O.N.D. items for the January Planning and Zoning Commission meeting. This request is for a special use permit for a short-term rental in a residential zoning district. Short-term rentals are leased properties for any amount of time shorter than 30 days.

Since the adoption of the UDC, our regulation requires STR to apply for a special use permit. The STR registered with the city before the adoption date is grandfathered and won't have to go through this process unless they lose their right of use.

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### Development Details

The property located at 176 Bentwood is currently zoned R1-L (Low-density residential district), and the property owner wishes to use the apartment garage they have as a short-term rental. The dwelling has two bedrooms and two bathrooms, can accommodate up to 4 people and has a no-parties and no-pets allowed policy. The unit has its own parking space, washer and dryer, a balcony, and a separate entrance.

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Service

Excellence

Integrity

Respect

Collaboration

The applicant explained that he built the structure for a family member to live in, and that hasn't happened yet. They have kids that live with them and wouldn't do anything to put the kids in danger. They also stated that they plan only to rent the unit when they are there.

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### Questions and Concerns

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A few neighbors were present at the meeting, and the questions were related to how the city will be able to enforce the number of people and concerns about the increase in traffic, noise, and strangers around the neighborhood.

The city has no control over the number of people using the STR and would only get involved if there were complaints. But it is also in the applicants' interest to keep with the restrictions they impose and do their best to avoid nuisances, as they do not want to create problems with the neighbors.

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### Notification(s)

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- Mailouts
- Email to Bentwood HOA Contact
- Text Messages to the geo-targeted area surrounding the property (51 text messages, 3 emails)
- Text Messages to City Calendar Subscribers
- B.O.N.D. Webpage
- Events and Meetings Calendar
- Nextdoor app (geo-targeted area surrounding property)
- Coroplast Sign at Location