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|  | <div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="margin: 0;"><b>District Impacted</b></p> <p style="margin: 0;"><input type="checkbox"/> 1 = Wolosin</p> <p style="margin: 0;"><input type="checkbox"/> 2 = Woolard</p> <p style="margin: 0;"><input type="checkbox"/> 3 = Scott</p> <p style="margin: 0;"><input checked="" type="checkbox"/> 4 = Boddie</p> <p style="margin: 0;"><input type="checkbox"/> 5 = Macaluso</p> <p style="margin: 0;"><input type="checkbox"/> All</p> </div>  |
| <b>Agenda Date</b>  | <i>January 10, 2022</i>   |
| <b>Requested Action</b>   | <p>TO CONSIDER THE PROPOSED SPECIAL USE PERMIT FOR SHORT-TERM RENTAL IN A R1-L, LOW-DENSITY RESIDENTIAL DISTRICT LOCATED AT 402 HERFF STREET (IRONS &amp; GRAHAMS ADDITION LOT 163 AND 164, 0.3815 ACRES, KAD 23583). (VIVA GETAWAYS, LLC/ HENRY MUNOZ).</p> <ol style="list-style-type: none"> <li>STAFF PRESENTATION</li> <li>PUBLIC HEARING</li> <li>MAKE RECOMMENDATION</li> </ol>  |
| <b>Contact Person</b>   | <p>Sara Serra, Planner II, Planning and Community Development Department</p>  |
| <b>Background Information</b>   | <p>With the adoption of the UDC, Short-term rental requires special use permit in almost all areas outside of the downtown area. The requirement came from the community's concern to preserve the fabric of neighborhoods.</p> <p>The property located at 402 Herff Street has a primary structure and an accessory dwelling, and its legal description is two lots. Even though there are two units and two lots, the property has always been used and is addressed as one lot, and the accessory structure does not have a separate utility service. Based on our regulation, if the property has two dwelling units on one lot, the owner must live in one of the units to be able to rent the other. The same does apply to short-term rentals. a property owner cannot rent both units separately. The original request was to rent both units, but the applicant understands that both cannot be rented. This request is to consider the special use permit for the main house located at the corner.</p> <p>The house is a historic structure built in early 1900 that went through several renovations over the years. The three bedrooms, two bathrooms house and can accommodate six guests.</p> <p>The property is fenced. They do not allow pets or guests outside the reservation.</p> <p>City staff held an online BOND (Boerne Open Neighborhood Discussion) meeting on December 21, 2021, allowing the applicant to discuss the</p> |

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|                                   | request. The staff has provided a report from the BOND meeting as part of this submittal, and the meeting recording can be found on the city's YouTube page.   |
| <b>Item Justification</b>         | <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 </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><br><div> <div>Recommendation</div> <div>_____</div> </div> |
| <b>Financial Considerations</b>   |  |
| <b>Citizen Input/Board Review</b> | 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 notified the neighbors via geofence about the BOND meeting on December 21, 2021.   |
| <b>Legal Review</b>               |  |
| <b>Alternative Options</b>        |  |
| <b>Supporting Documents</b>       |  |