



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

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

Proposed Site: 402 Herff Street

Meeting Location: Zoom

Total Attendance: 3

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

Derek Munoz

City Staff Present

Laura Haning

Sara Serra-Bennett

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.

Development Details

The property located at 402 Herff Street is a corner parcel made out of 2 lots. The site has two structures: the main house close to the corner and an accessory dwelling. Based on our regulation, the owner can't rent each structure independently. This request is for the main house.

Service

Excellence

Integrity

Respect

Collaboration

The applicant explained that the property is a three-bedroom, two-bathroom home that can accommodate up to 6 guests. It has parking spaces and a fully fenced backyard. No pets are allowed, and no outside guests. Even though the applicant doesn't live on-site, he stated that he could install an outdoor camera to control the guests better. He emphasized that it is in the property owner's best interest to run the STR operation as smoothly as possible, with little to no disturbance of the neighbors.

Questions and Concerns

No questions were brought up during this presentation.

Notification(s)

- Mailouts
- Text Messages to the geo-targeted area surrounding the property (16 text messages, 1 email)
- 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