

	<div style="text-align: center;"> <h2>AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p><b>District Impacted</b></p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input checked="" type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>
<b>Agenda Date</b>	<i>January 25, 2022</i>
<b>Requested Action</b>	<p>CONSIDER ON SECOND READING ORDINANCE NO. 2022-01; AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, GRANTING A SPECIAL USE PERMIT FOR A SHORT-TERM RENTAL LOCATED AT 428 HERFF STREET (IRONS &amp; GRAHAMS ADDITION LOT 187C, 0.054 ACRES, KAD NO. 46417) IN A O1, NEIGHBORHOOD OFFICE DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE</p>
<b>Contact Person</b>	<p>Laura Haning, Director, Planning and Community Development Department</p>
<b>Background Information</b>	<p><b>Report by the Planning and Zoning Commission:</b> The Planning and Zoning Commission recommend approval of the Special Use Permit by a vote of 4-0.</p> <p><b>Background:</b> With the adoption of the UDC, Short-term rental requires special use permit in almost all areas outside of the downtown area. This is the first request presented to the Commission. The requirement for a short-term rental to have a special use permit came from the community's concern to preserve the fabric of neighborhoods.</p> <p>The request is for a short-term rental in one of the townhome units located at the corner of Herff Street and Theissen. According to the information provided by the applicant and what was available on the short-term rental website, the property is rented as a whole home. It has three bedrooms, two bathrooms, a two-car garage, and can accommodate 6 people.</p> <p>As stated by the applicant; he occupies the house during the week and rents the townhome on the weekend. Sometimes the rental is for a longer period of time and he stays elsewhere.</p> <p>City staff held an online BOND (Boerne Open Neighborhood Discussion) meeting on November 16, 2021. At that meeting, the applicant</p>

	<p>explained the request. One neighbor was present, and he expressed that the guests that have used the property in the past were pleasant and didn't impact his ability to enjoy his property. The staff has provided a report from the BOND meeting as part of this submittal.</p> <p>The recording of the meeting can be found on the city's YouTube page.</p>
<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  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>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	<p>Public hearing information was posted in a local newspaper on November 19, and mail notifications were sent to the neighbors with 200 ft of the site. The city also had a BOND meeting on November 16, 2021</p>
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	<p>Attached are maps and plat.</p>