



BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

03/15/2022 | Special use Permit for an Accessory Dwelling – Garage Apartment in an R2-M

Proposed Site: 431 East Bandera Road

Meeting Location: Zoom

Total Attendance:

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

Marilyn, Steve, and Bill	Sandra
Mathew Robinson	Amanda
Angela	Shawn Barry

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 April Planning and Zoning Commission meeting. This request is for a special use permit for an accessory dwelling – apartment garage on an R2-M base zoning category. Based on our current regulation, R2-M properties shall have only one accessory building, whether portable or permanent. The detached accessory dwelling shall have a dedicated entrance, not contain more than two bedrooms, and the living space shall be no more than 1200sf or 30% of the total residence.

Development Details

The applicant is building a residence at the site and wishes to have an accessory garage apartment added to the plan. The structure will be located at the back of the property, backing up to the multi-family development that is being built right now. Based on the applicant, one other purpose of the building is to create a visual barrier from the apartments, increasing the privacy of this lot.

When the property was initially discussed to be developed, the proposal was to have rear entry garages, creating a safer way out of the property. Due to changes in the project, the back entrance garages were no longer an option, so the detached garages, placed behind the main structures, were the solution found by the applicant to offer the residents the space to turn the vehicle around and not have to back into Bandera Road.

The space will have its bathroom, access, air conditioning system. It will be placed behind the main structure, at a 45 angle, with room for a vehicle to turn around. The applicant believes that once the building is finalized and the landscape is in place, people going thru Bandera Road would barely notice the accessory structure.

Questions and Concerns

The neighbor present at the meeting had questions about the allowed uses of the space, the possibility of a future owner to rent the space out separately, and the location and length of the driveway.

Notification(s)

- Mailouts
- Geo-targeted area surrounding the property (12 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