



# BOERNE OPEN NEIGHBORHOOD DISCUSSION

B.O.N.D. Meeting Report

10/18/2022 | *Special Use Permit for an Accessory Dwelling  
On an R1-M zoning category*

Proposed Site: 415 Johns Road

Meeting Location: Virtual via Zoom

Total Attendance: 8

B.O.N.D. meetings can be viewed in their entirety by visiting the [City of Boerne B.O.N.D. YouTube page](#) and selecting desired meeting date.

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## In Attendance

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Debbie Wheeler

Jared Martin

Alexandria Rudd

Lance Kyle

Christina Ryrholm

Stuart Head

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## City Staff Present

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Laura Haning

Sara Serra-Bennett

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## Meeting Summary

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Staff started the meeting by describing the procedures for the B.O.N.D. meeting and where people would be able to watch the recording.

The property owner wishes to transform an existing shed into an accessory dwelling. The base zoning category requires a SUP for such use in lots smaller than 0.5 acres. The regulation requires that the property owner lives in one of the structures (the accessory or the main one), and is allowed to rent the other one.

The existing shed, located behind the main structure on the right side of the lot, is 15' x 12' and is currently used as storage. The applicant wishes to transform the building into a small dwelling (1 bedroom/ 1 bathroom) and offer the dwelling for rent. The plan is to air-condition the structure and add a full bathroom and a kitchenette. The building will match the aesthetics of the existing house.

The accessory dwelling requires that the applicant provides a dedicated off-street parking space. Currently, the property has a parking pad in front of the house, and to not add more impervious cover than what is

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Service

Excellence

Integrity

Respect

Collaboration

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necessary, the user of the accessory dwelling will be using the parking pad. No street parking is allowed on Johns Road, as it is classified as a primary collector on the city's approved Thoroughfare plan.

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### Development Details

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The applicant stated:

- The majority of the structure is already there. The footprint of the building would be increased by a small amount to retrofit the existing shed into an accessory dwelling.
- The owner will live in the main structure and rent the dwelling.
- The parking space required for the dwelling will be located on the already existing parking pad, out of the driveway.
- The unit will have a full bathroom, a kitchenette, and a bedroom. The open space will not allow for multiple users.

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### Questions and Concerns

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There were no questions asked.

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### Notification(s)

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- Mailouts
- Text Messages
- B.O.N.D. News Blog
- Events and Meetings Calendar
- Email and Text to B.O.N.D. subscribers