

Case Number:	BOA-22-10300061
Applicant:	Jin Koh
Owner:	Jin Koh
Council District:	5
Location:	2205 Monterey Street
Legal Description:	Lot 11, Block 17, NCB 2333
Zoning:	“R-4 MLOD-2 MLR-2 AHOD” Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District
Case Manager:	Joshua Orton, Senior Planner

Request

A request for a Special Exception to allow one (1) Type 2 Short Term Rental per the UDC Section 35-482(i).

Executive Summary

The subject property is generally located at the northwest corner of Monterey Street and South Navidad. The property currently has one single-family dwelling. Surrounding uses are primarily single family residential and some commercial. There is currently one Type 2 STR Permit issued on the same block face.

The applicant is seeking a special exception to allow for the operation of one (1) Type 2 short term rental unit, in addition to the one (1) unit currently permitted on the same block face. A unit is defined as having its own distinct sleeping area, kitchen, and bathroom. Type 2 indicates that the owner/operator of the property does not occupy the site as their permanent legal residence.

Per the recently adopted code, Type 2 Short Term Rentals shall be limited to no more than one-eighth (12.5 percent) of the total number of single-family, duplex, triplex, or quadplex units on the block face. At least one (1) Type 2 Short Term Rental shall be permitted per block face, regardless of the total number of units on the block face.

In this case, the block face is defined as the north side of Monterey Street in between South Chupaderas and South Navidad. There are five (5) lots along this block face, and according to available records, there are five (5) total units on this block face, resulting in one (1) Type 2 Short Term Rental unit permitted by right. One (1) Type 2 Short Term Rental Permit has already been approved by right on the block face. Any other Type 2 Short Term Rentals on this block face must seek a Special Exception from the Board of Adjustment. If this special exception is approved, there will be a total of two (2) Type 2 Short Term Rentals on this block face, totaling 40.0% of the current units.

Code Enforcement History

There are no pending code violations for the subject property.

Permit History

No Short Term Rental Permits have been issued for the subject property address.

Zoning History

The subject property is within the original city limits of San Antonio and was zoned “B” Residence District. Upon adoption of the 2001 Unified Development Code, the zoning converted from “B”

Residence District to the current “R-4” Residential Single-Family District, established by Ordinance 93881, dated May 3, 2001.

Subject Property Zoning/Land Use

Existing Zoning	Existing Use
“R-4 MLOD-2 MLR-2 AHOD” Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Single-Family Residential

Surrounding Zoning/Land Use

Orientation	Existing Zoning District(s)	Existing Use
North	“C-2 MLOD-2 MLR-2 AHOD” Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Single-Family Residential
South	“R-4 MLOD-2 MLR-2 AHOD” Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Single-Family Residential
East	“R-4 MLOD-2 MLR-2 AHOD” Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Single-Family Residential
West	“R-4 MLOD-2 MLR-2 AHOD” Residential Single Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District	Single-Family Residential

Comprehensive Plan Consistency/Neighborhood Association

The property is within the boundaries of the Westside Community Plan and currently designated as “Low Density Residential” in the future land use component of the plan. The subject property is located within the boundaries of the Historic Westside Neighborhood Association and as such, they were notified of the case.

Street Classification

Monterey Street is classified as a local street.

Criteria for Review

According to Section 35-374.01 of the UDC, in order for a special exception to be granted, the applicant must demonstrate all of the following:

- A. *The special exception will not materially endanger the public health or safety.*

The applicant is requesting the special exception to obtain one (1) Type 2 STR Permit in addition to one (1) active Type 2 STR Permit on the block face. The subject property appears to be well-kept and provides parking. Surrounding uses are limited to single-family residential.

B. The special exception does not create a public nuisance.

Approval of the special exception would permit a total of two (2) Type 2 STRs operating on the block face. The surrounding area is predominately residential and is near a major commercial center in the historic westside commercial district. The granting of this special exception would allow one (1) additional Type 2 STR. The applicant is aware that three code violations within a six month period will result in a revocation of the permit.

C. The neighboring property will not be substantially injured by such proposed use.

The applicant could provide data showing that occupancy rates for long-term rentals in the neighborhood and property valuations for the neighborhood will not be negatively impacted by the request, which could mitigate this finding.

D. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary faculties have been or are being provided.

There are two (2) parking spaces provided on the subject property which is an adequate amount of parking for a single unit. The subject property appears to have adequate utilities, access, and open space.

E. The applicant or owner for the special exception does not have any previously revoked short term rental licenses, confirmed citations, or adjudicated offenses convictions for violations of Chapter 16, Article XXII of the City Code within one year prior to the date of the application.

The applicant currently is not a permit holder for any Short Term Rental units in San Antonio, therefore does not have any history of revocation, citations, or convictions for violations of Chapter 16. The applicant is aware that they will be required to reapply for a special exemption in order to successfully complete the STR permit renewal process.

F. The special exception will not alter the essential character of the district and location in which the property for which the special exception is sought.

The residential structure is existing and there is currently one (1) approved Type 2 STR Permit for the blockface. The subject property is in a single-family residential neighborhood. Changes to the essential character of the neighborhood may include potential impacts to occupancy rates and property valuations.

Alternative to Applicant's Request

Denial of the request would result in the applicant being denied operating a Type 2 Short Term Rental, per the UDC.

Staff Recommendation

Staff recommends DENIAL of BOA-22-10300053 based on the following findings of fact:

1. There is currently one (1) active Type 2 Short Term Rental unit on the blockface.