

Case Number:	BOA-24-103000011
Applicant:	Juan Franco
Owner:	Juan Franco
Council District:	6
Location:	2411 Pinn Rd Unit 205 & 206
Legal Description:	Lot S 94.47 FT OF 29 HOHAN SUBD UT 3, BLK 1, NCB 15600
Zoning:	“MF-33 MLOD-2 MLR-1 AHOD” Multi-Family Lackland Military Lighting Region 2 Military Lighting Region 1 Airport Hazard Overlay District
Staff Representative:	Juan Alvarez, Planner

Request

A request for a Special Exception to allow two (2) additional Type 2 Short Term Rental permit on the block face, per UDC Section 35-374.01(c).

Applicable Code References

Chapter 16, Article XXII

Sec. 16-1110

The purpose of this article is to establish regulations for the protection of the health and safety of occupant(s) of short term rental properties, and to protect the integrity of the neighborhoods in which short term rental properties operate.

Chapter 35, Article III

Sec. 35-374.01 (c)

Density Limitations for Short Term Rentals (Type 2) in Residential Areas. In order to preserve the essential character of residential areas, the following density limitations are established. The permitted number of STR's in any block face, or within any multi-family structure, shall not round up.

Example: 14 dwelling units on a residential block face x 12.5% = 1.75 STR's (1 Short Term Rental is permitted).

(1) Short Term Rentals (Type 2) shall be limited to no more than one-eighth (12.5 percent) of the total number of single-family, duplex, triplex, or quadraplex units on the block face, as defined in Appendix A of this Chapter, in residential zoning districts. At least one (Type 2) short term rental shall be permitted per block face, regardless of density. Authorized Bed and Breakfast establishments shall be considered in the calculation of these density requirements.

(2) Short Term Rentals (Type 2) within multi-family (e.g. 5 or more units) buildings or groups of buildings on the same land, lot or parcel, regardless of zoning district, shall be limited to the

density requirements in Table 374.01-1. Authorized Bed and Breakfast establishments shall be considered in the calculation of these density requirements.

In order to establish and operate a Short Term Rental (Type 2) which exceeds the density limitations of this Section, approval of a special exception from the Board of Adjustment shall be required in addition to the requirements of Article XXII of Chapter 16 of the City Code. See Section 35-399.03. of this Chapter.

Executive Summary

The applicant is seeking a special exception to allow two (2) additional Type 2 Short Term Rental units on the block face. There is currently one (1) active Type 2 Short Term Rental permits on the block, having been approved on October 25, 2023. 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 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 southwest side of Pinn Rd between the northeast corner of Westfield St. There are eight (8) lots along 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 three (3) Type 2 Short Term Rentals on this block face, totaling 38% density of the current units.

On February 3, 2020, the Board of Adjustments granted a special exception to allow two (2) Type 2 Short Term Rental permits for 2411 Pinn Rd Unit 205 & 206.

Code Enforcement History

No pending Code Enforcement cases.

Permit History

Short Term Rental Permit Number:

STR-20-13500201-2411 Pinn Rd Apt. 205 (HOT-003996) Expired 2/28/2023.

STR-20-13500202- 2411 Pinn Rd Apt. 206 (HOT-003997) Expired 2/28/2023.

STR-24-13400063 (Unit 206)

STR-24-13400062 (Unit 205)

Permit Request Type: Type 2

Application Submission Date: 1/17/2024

Zoning History

The subject property is legally zoned for a Short-Term Rental. Per the ordinance Short-Term Rentals are prohibited only on properties zoned “C-3” General Commercial District, as well as all Industrial Districts.

Board of Adjustment

The Board of Adjustment is asked to grant a special exception to allow two (2) additional Type 2 Short Term Rental permits on the block face, per UDC Section 35-374.01(c). The Board of Adjustment has the authority to grant a special exception.

Staff Recommendation

Staff recommends Denial of the applicant’s request for a special exception to allow two (2) additional Type 2 Short Term Rental permit on the block face, based on the following findings of fact:

- 1) Per Section 16-1100 of the City Code, staff finds that the approval of an increase in the Type 2 Short Term Rental permit density would be detrimental to “the health and safety of [the] occupant(s) of [the] short term rental property” and to the “integrity of the neighborhood(s) in which [the] short term rental property operates”.
- 2) Staff is unable to identify any unique circumstance which warrants nearly doubling the density limitation for Type 2 STRs on this block face.