

Case Number:	BOA-22-10300053
Applicant:	Leonard Trinidad
Owner:	Leonard Trinidad
Council District:	2
Location:	151 Paul Street
Legal Description:	Lot 14, Block 1, NCB 2923
Zoning:	“RM-4 AHOD” Residential Mixed 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 Paul Steet and South Monumental Street. The property currently has one single-family dwelling. Surrounding uses are primarily restricted to single family residential. There is currently one other 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 Paul Street in between South Monumental and South Pine. There are ten (10) lots along this block face, and according to available records, there are nine (9) 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 22.2% 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 “C” Apartment District. The property was rezoned from “C” Apartment District to “R-2” Two-Family Residence District by Ordinance 79329, dated December 16, 1993. Upon adoption of the 2001 Unified

Development Code, the zoning converted from “R-2” to the current “RM-4” Residential Mixed District, established by Ordinance 93881, dated May 3, 2001.

**Subject Property Zoning/Land Use**

Existing Zoning	Existing Use
“RM-4 AHOD” Residential Mixed Airport Hazard Overlay District	Single-Family Residential

**Surrounding Zoning/Land Use**

Orientation	Existing Zoning District(s)	Existing Use
North	“RM-4 AHOD” Residential Mixed Airport Hazard Overlay District	Single-Family Residential
South	“RM-4 AHOD” Residential Mixed Airport Hazard Overlay District	Single-Family Residential
East	“RM-4 AHOD” Residential Mixed Airport Hazard Overlay District	Single-Family Residential
West	“RM-4 AHOD” Residential Mixed Airport Hazard Overlay District	Single-Family Residential

**Comprehensive Plan Consistency/Neighborhood Association**

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

**Street Classification**

Paul 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 Alameda and the central downtown region. The granting of this special exception would allow one (1) additional Type 2 STR.

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.

- 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.