



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: {{item.number}}

Agenda Date: May 1, 2023

In Control: Zoning Board of Adjustment Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

BOA-23-10300072: An appeal by Sandra Guerra of the Administrator's decision to revoke the short-term rental permit, located at 410 E Rosewood Avenue.

SUMMARY:

Applicable Code References

Chapter 16, Article XXII

Sec. 16-1100

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 16, Article XXII

Sec. 16-1104 (a) (6)

A sworn, self certification that the owner of the short term rental has met and will continue to

comply with the standards and other requirements of this article including, but not limited to: maintenance of insurance coverage of the unit or portions thereof in accordance with this article and obtaining annual independent inspections of required fire extinguishers in compliance with the city's current fire code.

Chapter 16, Article XXII

Sec. 16-1104 (c)

Acknowledgement by applicant. In connection with submission of the application, each applicant shall acknowledge that any permit granted by director under this article does not supersede any property-specific restrictions against short term rentals that may exist under law, agreement, lease, covenant or deed restriction.

Chapter 16, Article XXII

Sec. 16-1108 (d) (1)

Short term rentals and structures where they are located shall conform to all applicable city-adopted codes, regulations, and ordinances.

Chapter 16, Article XXII

Sec. 16-1108 (f) (10)

Notice that failure to conform to the occupancy and parking requirements is a violation of the City Code and occupant or visitor can be cited.

Chapter 16, Article XXII

Sec. 16-1110 (c)

Violation of any section of this article shall constitute an offense resulting in permit revocation in accordance with subsection 16-1111, revocation procedures.

Chapter 16, Article XXII

Sec. 16-1110 (g)

Violation of the terms and conditions of a short term rental permit under this article shall be punishable by a fine of not less than two hundred dollars (\$200.00) but not more than five hundred dollars (\$500.00) per occurrence. Penalties for other violations of the city code shall be as applicable. Each day a violation of this article continues shall be considered a separate offense. Each day that a unit is occupied in violation of this article shall be considered a separate offense, and, upon conviction, shall be subject to a minimum fine of two hundred dollars (\$200.00) to a maximum fine of five hundred dollars (\$500.00) per violation, per day.

Chapter 16, Article XXII

Sec. 16-1111

The director is authorized to suspend or revoke a short term rental permit issued under the provisions of this chapter wherever the permit is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building, structure, unit, or portion thereof is in violation of any ordinance or regulation or any of the provisions of this article. In addition, if any violations have been committed and not corrected within the time specified, the director shall begin the procedures to revoke the short term rental permit in accordance with the following:

- (a) *The director shall give written notice to the owner/operator regarding the revocation.*
- (b) *If a short term rental permit is revoked, the owner/operator may not reapply for the same property for a period of twelve (12) months.*

Chapter 35, Article III

Sec. 35-374.01(b)

(b) Limitations on Other Activities at Short Term Rentals. The following activities or uses may not occur as part of the operation of a short term rental, either (type 1) or (type 2):

- (1) The operator shall not provide prepared food or beverage, directly or indirectly (e.g., using caterer), for consumption for a fee. This subsection shall not prohibit an operator from providing prepackaged food or beverages either as a gift or for a fee.*
- (2) Short term rentals in residential zoning districts shall not include venues for weddings, events, restaurants, meeting halls, or any other uses otherwise described in the tables of permitted uses (table 311-1 and table 311-2) either as an accessory use or a primary use.*

BACKGROUND INFORMATION:

Code Enforcement History

INV-ZRD-23-3170000769

Permit History

Short Term Rental Permit Number: STR-23-13500021

Application Submission Date: January 5, 2023

Permit Approval Date: January 9, 2023

Original Expiration Date: January 9, 2026

Date Property is Eligible for New Permit: February 27, 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.

Executive Summary

The subject property initially applied for a Short Term Rental (STR) permit on January 5, 2023. After review of the application, the permit to operate a Short Term Rental was approved by staff and issued on January 9th 2023. Staff was informed that the property in question was being advertised as a Party House, Reception Hall or Meeting Facility, as well as a short term rental, in violation of Sec. 35-374.01 of the Unified Development Code (UDC). As a result of an investigation the permit was revoked on February 27, 2023 in accordance with Sec. 16-1111 of the City’s Code of Ordinances.

ISSUE:

The Board of Adjustment is asked to determine whether staff made the correct decision in revoking the STR permit. The Board of Adjustment has the authority to review and consider the appeal, investigate facts, weigh evidence, and draw conclusions. The Board may reverse or affirm, in whole or in part, the administrative decision brought forward by the appellant and discussed in this report.

FISCAL IMPACT:

None.

ALTERNATIVES:

If the Board reverses staff's decision, and approves the appeal, the owner/operator's STR permit will be reinstated until the original expiration date. The STR permit will be eligible for renewal.

While the Board has the ability to grant the applicant's appeal, the Board *does not* have the ability to approve the use of the property as a Party House, Reception Hall or Meeting Facility in violation of Sec. 35-310 of the Unified Development Code. The State of Texas does not authorize the Board of Adjustment to grant use variances. Requests to alter the permitted use of the property require submission of a change of zoning application, notification to property owners, and may be approved or denied after public hearings before the Zoning Commission and City Council.

RECOMMENDATION:

Staff recommends denial of the applicant's request for an appeal of the Administrator's decision to revoke the Short-Term Rental permit, based on the following findings of fact:

- 1) The ordinance requires that staff revoke the permit for the violations described in this report; and
- 2) The owner/operator of the Short-Term Rental permit violated the STR ordinance by advertising the property as a wedding venue/event space, in violation of the STR ordinance.