



# **Short Term Rental (STR) Proposed Updates**

**Philip Campos**

**Leon Valley City Council Place 3**

**July 15, 2025**

# STR Background



## Agenda Appearances

2021 – 6 times  
2022 – 2 times  
2023 – 2 times



## STR Definition

Residential dwelling,  
Apartment, Condo or  
Accessory dwelling  
Rented < 30 consecutive days  
Hotel Occupancy Tax (HOT)



## Citizen Concerns

Citizens Appeared Jan 2023  
Mar 23 – Presentation Created  
Draft ordinance to be created  
- Councilors Stevens & Orozco



## Draft Ordinance

Council Retreat 7/2023  
Discussed & Proposed  
Changes



## CC Consideration

9/2023 Presentation to  
Council Discussion  
Further  
Recommendations  
Update Ordinance for  
Council consideration  
2<sup>nd</sup> Read 11/2023 –  
**passes unanimously**

# Short Term Rental Ordinance

## PROPOSED UPDATES

- Definitions Update
  - “Owner occupied”
- Registration Requirement Update
  - Property tax exemptions acknowledgement
- Addition - Notification of STR Approval to other property owners
- Restrictions on short term rentals – update
  - Shall not operate within 300 ~~200~~ feet of another short-term rental
- Any other staff recommended change to “preserve the essential character of residential areas with in Leon Valley

# Short Term Rental Updates



- Discuss Further Revisions
- Staff Develop Updated Ordinance
- Develop Council Consensus
- Present Updated Ordinance for 1<sup>st</sup> Read
- Present Update for 2<sup>nd</sup> Read

# Comparisons with Other Cities

## 2025

STR Regulations	Leon Valley	Schertz	Alamo Heights	Fredericksburg	Castle Hills	Helotes	Shavano Park	Live Oak	New Braunfels	San Marcos	Selma	Boerne	Universal City
Inspection Requirements	No	City Inspects	No	City Inspects	Pay Fee & City Inspects	No	No	No	Pay fee & City Inspects	No	City Inspects	City Inspects	No
Insurance Requirements	No	No	No	No	No	No	No	No	Insurance Certificate	No	No	Insurance Certificate	No
Parking Requirements	Yes	No	No	Yes	Yes	No	N/A	No	Yes	Yes	Yes	Yes	No
Plot Plan - Shows Parking	No	No	NO	Yes	Yes	No	N/A	No	Yes	Yes	Yes	Yes	No
Transferable to New Owner	No	N/A	No	No	Yes	N/A	N/A	N/A	No	No	No	Yes	N/A
Expiration of Permit	Yes-2yr	Yes-1 yr	N/A	Yes-1 yr	Yes-1 yr	N/A	N/A	N/A	Yes-1 yr	Yes-1 yr	Yes-1 yr	Yes-2 yrs	N/A
Registration Fees	\$25	\$125	None	\$300 for first bedroom plus \$200 per bdrm after (5 max)	\$250	None	N/A	None	\$206	\$61	\$75	\$200	No
Renewal Fees	None	\$125	None	\$300 for first bedroom plus \$200 per bdrm after (5 max)	\$125	None	N/A	None	\$206	\$61	\$75	\$200	None
Allowed in Residential	Yes	Yes	No	Yes w/ restrictions in different zoning categories	Yes	No	No	Yes	Yes	No	Yes	Yes – with 200 ft separation requirement	No
Separation Distance	Yes - with 200 ft separation	No	N/A	No	No	No	N/A	No	No	No	No	Yes – with 200 ft	No
Occupancy Restrictions	None	Standard occupancy	N/A	2 per bedroom, plus 2; Max of 12	Per Intl Prop Maintence Code 2015	No	N/A	None	2 per bedroom, plus 2	2 per bedroom, plus 2	2 per bedroom	2 per bedroom, per 2; Max of 10	No
Events Allowed	No	No	No	Yes	No	No	No	N/A	No	No	No	No	No



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