



City of San Antonio

Agenda Memorandum

Agenda Date: November 5, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:

ZONING CASE Z-2024-10700211

SUMMARY:

Current Zoning:

Requested Zoning:

BACKGROUND INFORMATION:

Zoning Commission Hearing Date:

Case Manager: N/A

Property Owner: N/A

Applicant: N/A

Representative: N/A

Location: N/A

Legal Description: N/A

Total Acreage: N/A

Notices Mailed

Owners of Property within 200 feet:

Registered Neighborhood Associations within 200 feet:

Applicable Agencies:

Property Details

Property History:

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

Topography: N/A

Adjacent Base Zoning and Land Uses

Direction:

Current Base Zoning:

Current Land Uses:

Direction:

Current Base Zoning: "MF-33", "C-2", "O-2", "C-2NA"

Current Land Uses:

Direction:

Current Base Zoning:

Current Land Uses:

Direction:

Current Base Zoning: "MF-33", "RM-4", "C-3NA"

Current Land Uses:

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

Transportation

Thoroughfare: Wurzbach Road

Existing Character: Principal, Secondary Arterial A

Proposed Changes: None known.

Thoroughfare: Bluemel Road

Existing Character: Local

Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 534

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for Multi-Family is 1.5 per unit and the maximum is 2 per unit.

ISSUE:

ALTERNATIVES:

Current Zoning: “RM-4” Residential Mixed-Use District permits single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

Proposed Zoning: Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

FISCAL IMPACT:

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

RECOMMENDATION:

Staff Analysis and Recommendation:

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

- 1. Consistency:** N/A
- 2. Adverse Impacts on Neighboring Lands:** N/A Surrounding properties include “R-6” Residential Single-Family District and “MF-33” Multi-Family District.
- 3. Suitability as Presently Zoned:** N/A The proposed “MF-18” Limited Density Multi-Family District is also an appropriate zoning. There is multi-family zoning of the higher density within proximity, and the property is appropriately located along a secondary arterial that can accommodate traffic away from the local streets. The proposed zoning is also consistent with

the goals of the Strategic Housing Implementation Plan which encourages the development of alternate housing types to accommodate the city's growing population at all income levels.

4. Health, Safety and Welfare: N/A

5. Public Policy: N/A. Relevant goals and policies of the SA Tomorrow Comprehensive Plan may include.

- H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
- H Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.
- H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

Relevant Goals and Objectives of the Medical Center Area Regional Center Plan may include:

- Goal 4: Foster Innovation
 - Foster an innovative economic environment that leverages world class medical service care providers, education, and research to generate business creating and attract patients, employees, students, and investment from throughout the world.

6. Size of Tract: N/A

7. Other Factors: The property is proposed for development of multifamily uses that shall not exceed 18 units per acre. At 7.9410 acres, there could potentially be development of 142 units.

The purpose of the proposed rezoning is to develop a multi-family community with approximately 34- 44 units.

For properties zoned "RM" or "MF" that abut lots zoned residential or are developed with a single family use, the height is restricted to the maximum height of the single family district within 50 feet of the property line.

The proposed rezoning is seeking additional density for use as residential dwelling units. A rezoning application does not allow Short Term Rentals (STRs) as a use by right. Any applicant seeking to operate an STR must follow the appropriate City and Unified Development Code (UDC) processes and is required to apply and qualify for STR permit(s) through those processes. Short Term Rentals are governed by the UDC Section 16.1100. Also see Section 35-374.01 for STR density limitations, Section 35-399 for establishment regulations, and Section 35-482 for procedures regarding consideration of special exceptions.