



City of San Antonio

Agenda Memorandum

Agenda Date: February 6, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2024-10700293

(Associated Plan Amendment Case PA-2024-11600093)

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "PUD MF-18 AHOD" Planned Unit Development Limited Density Multi-Family Airport Hazard Overlay District with a Reduced Perimeter Setback of ten-feet (10')

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 7, 2025

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: John David Menn

Applicant: Mint Development

Representative: Mint Development

Location: 8079 Eckhert Road

Legal Description: Lot P-31, NCB 17970

Total Acreage: 1.878

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: NA

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television
San Antonio, NES Foundation, Lifeline Overeaters Anonymous

Applicable Agencies: Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 61607, dated December 29, 1985, and zoned "R-1" Single-Family District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property zoned "R-1" Single Family Residence District was converted into the current "R-6" Residential Single-Family District.

Code & Permitting Details:

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

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "O-1", "R-6"

Current Land Uses: Cardiologist, Vacant Land, Pottery Store

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Residential Single-Family Dwellings

Direction: East

Current Base Zoning: OCL

Current Land Uses: High School

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Residential Single-Family Dwellings

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:

The "PUD" Planned Unit Development special district provides flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects

adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography. A site plan is required for a rezoning to “PUD” that will include the location of the uses. A zoning review is performed by the Zoning Section of the Development Services Department during the review of the plat and building permit.

Transportation

Thoroughfare: Eckhert Road

Existing Character: Principal, Secondary Arterial A

Proposed Changes: None known.

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

Routes Served: 609

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 Dwelling- 1 Family is 1 space per unit.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: “PUD” Planned Unit Development to provide flexibility in the planning and construction of development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties.

“MF-18” 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.

The applicant is requesting a reduced perimeter setback of ten-feet (10’).

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center but is within ½ a mile from the Huebner – Grissom Metro Premium Plus Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend Approval, pending Plan Amendment.

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

- 1. Consistency:** The subject property is located within the Huebner/Leon Creeks Community Plan adopted in 2003 and is currently designated as “Office” in the future land use component of the plan. The requested “PUD MF-18” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Medium Density Residential”. Staff and Planning Commission recommend Approval.
- 2. Adverse Impacts on Neighboring Lands:** Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are zoned “R-6” Residential Single-Family district and “O-1” Office district.
- 3. Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “PUD MF-18” Planned Unit Development Limited Density Multi-Family District with a Reduced Perimeter Setback of ten-feet (10’) is also appropriate. The area is comprised of residential uses, making the proposal consistent with present conditions. The property is located on a Secondary Arterial, supporting the additional density and keeping traffic off of local roads. More housing in the area also supports the adjacent school. Additionally, the proposal is 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:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
- 5. Public Policy:** The request does not appear to conflict with any public policy objectives. Relevant Goals and Policies of the Comprehensive Plan may include:
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.Relevant Goals and Policies of the Huebner/Leon Creeks Community Plan may include:
 - Goal 1: Community Character and Quality of Life Preserve the character and quality of life of the Huebner/Leon Creeks Community.
 - Objective 1.1: Growth Management Promote new commercial and residential development that is respectful of the primarily residential character of the area.
- 6. Size of Tract:** The 1.878-acre site is of sufficient size to accommodate the proposed residential development.
- 7. Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses and the construction of fourteen duplexes (28) dwelling units.

Planned Unit Developments are required to have a 20-foot perimeter buffer. The applicant is requesting a reduced perimeter buffer of ten-feet (10’).

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.