



City of San Antonio

Agenda Memorandum

Agenda Date: May 20, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

ZONING CASE Z-2025-10700037

(Associated Plan Amendment Case PA-2025-11600019)

SUMMARY:

Current Zoning: “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Duplex

Requested Zoning: “IDZ-2 AHOD” Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2025. This item was continued from the May 6, 2025, April 15, 2025 and April 1, 2025 hearings.

Case Manager: Bronte Frere, Zoning Planner

Property Owner: 301 Fest Street, Stoddert Holding LLC

Applicant: Charles Ramon

Representative: Charles Ramon

Location: 301 East Fest Street

Legal Description: the west 52 feet of Lot 1, Block 3, NCB 2574

Total Acreage: 0.1217 acres

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

Applicable Agencies: Waste Management, Office of Historic Preservation

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "L" First Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "L" First Manufacturing District converted to "I-2" Heavy Industrial District. The property was rezoned by Ordinance 2006-12-14-1441, dated December 14, 2006, to the current "R-6 CD" Residential Single-Family District with a Conditional Use for a Duplex.

Code & Permitting Details: There is no code enforcement of 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: "R-6," "R-6 CD"

Current Land Uses: Single-Family Dwellings, Multi-Family Dwellings

Direction: South

Current Base Zoning: "R-6," "C-1 IDZ"

Current Land Uses: Single-Family Dwellings, Restaurant

Direction: East

Current Base Zoning: "R-6," "I-2"

Current Land Uses: Single-Family Dwellings, Vacant Land

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: 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 Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay zoning district. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: East Fest Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Applewhite Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Simon Street

Existing Character: Local

Proposed Changes: None known.

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 43, 44, 46, 51, 243, 246, 251.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for four dwelling units is 1.5 spaces per unit, and the maximum parking requirement is 2 spaces per unit. "IDZ-2" waives the minimum parking requirement by 50%.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family Districts permit 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: "IDZ-2" Medium Intensity Infill Development Zone Districts allow rezoning requests up to 50 units per acre, and uses permitted in "C-2" and "O-1.5". All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The "IDZ-2" request is to allow uses permitted for four (4) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

Subject property is located within the Downtown Regional Center and is within ½ a mile from the Rockport Subdivision Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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 Downtown Area Regional Center Plan, adopted December 2019, and is currently designated as “Neighborhood Mixed Use” in the future land use component of the plan. The requested “IDZ-2” 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 “R-6” Single-Family Residential, “R-6 CD” Residential Single-Family District with a Conditional Use for a Duplex, “C-1 IDZ” Light Commercial Infill Development Zone District and “I-1” General Industrial District.
3. **Suitability as Presently Zoned:** The existing “R-6 CD” Single-Family Residential District with a Conditional Use for a Duplex is an appropriate zoning for the property and surrounding area. The proposed “IDZ-2” Medium Intensity Infill Development Zone District with uses permitted for four (4) dwelling units is also appropriate. The subject property is located within proximity to other properties zoned for multi-family use to the north. The requested zoning is for residential uses and would limit the property to four dwelling units. The Infill Development Zone District zoning request requires a prescribed site plan that cannot be changed without further public review. 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:** 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. Relevant Goals and Policies of the Downtown Area Regional Center Plan may include:
 - **Goal 1:** Preserve and Enhance Downtown’s Authenticity.
 - **Goal 6:** Broaden the diversity of housing options throughout the downtown core and its neighborhoods.

- **Housing Recommendation #2:** Support housing growth in the Downtown Area by creating a diversity of housing options in mixed-use areas and accommodating additional housing in neighborhoods and transition areas through context sensitive design and small scale infill.
- 6. Size of Tract:** The 0.1217-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 for 4 units.

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.

The City may be able to provide waste collection services to new residential IDZ developments that have sufficient vehicle access to allow large Automated Side Load trucks (ASLs) to safely collect waste bins from the curb. Access requirements can be found in the Solid Waste City Ordinance Chapter 14 (Sec. 14-10, Sec. 14-25 and Sec. 14-26) and IB-576. Once a development is completed, the owner, manager, HOA or property management may call the Solid Waste Management Department to determine eligibility. If the development is not eligible for City waste services, it is recommended the developer be prepared to procure waste and/or dumpster services from a private waste hauling business.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation. There is a historic age structure present on this property. A 30-day review period may be required for demolition.