



City of San Antonio

Agenda Memorandum

Agenda Date: December 19, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE ZONING-Z-2023-10700305

SUMMARY:
Current Zoning: .

Requested Zoning: .

BACKGROUND INFORMATION:
.Zoning Commission Hearing Date: .
Case Manager: Joseph Leos

Property Owner: .

Applicant: .

Representative: .

Location: .

Legal Description: .

Total Acreage: .

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: .

Adjacent Base Zoning and Land Uses

Direction: .

Current Base Zoning: .

Current Land Uses: .

Direction: .

Current Base Zoning: .

Current Land Uses: .

Direction: .

Current Base Zoning: .

Current Land Uses: .

Direction: .

Current Base Zoning: .

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:

N/A

Transportation

Thoroughfare: Woodby Court

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Nesbit Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 2, 82, 88, 202, 282, 288

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: "IDZ-1" waives the minimum parking requirement.

ISSUE:

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ALTERNATIVES:

Current Zoning: Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed Zoning: Allows rezoning requests up to 18 units per acre, and uses permitted in "C-1" and "O-1". 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 proposed "IDZ-1" would allow for two (2) dwelling units.

FISCAL IMPACT:

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PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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RECOMMENDATION:

Staff Analysis and Recommendation: .

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

1. **Consistency:** .

2. **Adverse Impacts on Neighboring Lands:** .

3. **Suitability as Presently Zoned:** The current "R-4" is an appropriate zoning for the property and surrounding area. The proposed "IDZ-1" with uses permitted for two (2) dwelling units is also appropriate. The subject property is a corner lot and can accommodate two (2) dwellings with street access. Additionally, the proposal aligns with the goals of the Strategic Housing Implementation Plan to provide additional housing stock to accommodate the City's growing population. The "IDZ" Infill Development Zone District would hold the development to a site plan, and any major deviation would warrant additional Council consideration.

4. Health, Safety and Welfare: .

5. Public Policy: .

- 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 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

Relevant goals and policies of Midtown Area Regional Center Plan may include:

- Goal 5: Broaden Housing Choices
- Goal 5-1: Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others.
- Goal 5-2: Conserve existing affordable housing and the existing diverse mix of housing types and expand affordable housing options.

6. Size of Tract: .

7. Other Factors: The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses of two dwelling 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.