



City of San Antonio

Agenda Memorandum

Agenda Date: December 5, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2024-10700211

SUMMARY:
Current Zoning: “RM-4” Residential Mixed District

Requested Zoning: “MF-18” Limited Density Multi-Family District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 5, 2024. This case was continued from October 15, 2024.

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Dennis Isbell, Pastor & Signor for Grace Baptist Temple

Applicant: CGRE LTD CO.

Representative: Christopher Gill

Location: 9103 Wurzbach Road

Legal Description: 3.327 acres out of NCB 14795

Total Acreage: 3.327

Notices Mailed
Owners of Property within 200 feet: 44

Registered Neighborhood Associations within 200 feet: Riot Commons Community Organization
Applicable Agencies: None.

Property Details

Property History: The property was annexed into the of City of San Antonio by Ordinance 41427, dated December 25, 1972, and zoned Temporary “R-1” Single Family District. The property was rezoned by Ordinance 49584, dated July 20, 1978, to “R-3” Multiple-Family District and “R-6” Townhouse Residence District. The property zoned “R-6” was rezoned by Ordinance 58372, dated March 1, 1984, to “P-1 (R-6)” Planned Unit Development Townhouse District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property zoned “R-3” was converted into the current “MF-33” Multi-Family District and the “P-1 (R-6)” was converted to “RM-4 PUD” Residential Mixed Planned Unit Development District. The property zoned “RM-4 PUD” was rezoned by Ordinance 99893, dated October 13, 2004, to “RM-4” Residential Mixed 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: “R-6”, “C-1”

Current Land Uses: Church, Residential Single-Family

Direction: South

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

Current Land Uses: Apartment Complex, Tax Office, CPA Office

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Residential Single-Family

Direction: West

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

Current Land Uses: Professional Office, Apartment Complex, Vacant Land

Overlay District Information:

None.

Special District Information:

None.

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:

None.

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.

Proposed Zoning: "MF-18" Limited Density Multi-Family District permits 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:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Medical Center Regional Center and is located within ½ a mile from Medical Center Premium Transit Corridors.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 Medical Center Area Regional Center Plan, adopted in 2019, and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “MF-18” base zoning district is consistent with the future land use designation.
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 include “R-6” Residential Single-Family District and “MF-33” Multi-Family District.
3. **Suitability as Presently Zoned:** The existing “RM-4” Residential Mixed District is appropriate zoning for the property and surrounding area. 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:** 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 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:** The 3.327-acre site is of sufficient size to accommodate the proposed residential development.
 7. **Other Factors:** The property is proposed for development of multifamily uses that shall not exceed 18 units per acre. At 3.327 acres, there could potentially be development of 60 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.