



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 7, 2024

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Amin Tohmaz, Interim Director

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

ZONING CASE Z-2024-10700205 CD

**SUMMARY:**

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

**Requested Zoning:** "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 1, 2024

**Case Manager:** Alexa Retana, Zoning Planner

**Property Owner:** Argo Real Estate Investments, LLC

**Applicant:** Argo Real Estate Investments, LLC

**Representative:** Argo Real Estate Investments, LLC

**Location:** 2610 Woodbury Drive

**Legal Description:** Lot 19B, NCB 12101

**Total Acreage:** 0.2646 acres

**Notices Mailed****Owners of Property within 200 feet:** 25**Registered Neighborhood Associations within 200 feet:** No registered Neighborhood Association**Applicable Agencies:** Aviation, Planning Department**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952, and zoned "B" Residence District. The property was rezoned by Ordinance 66918, dated April 7, 1988, and zoned "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to 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 flood plain.

**Adjacent Base Zoning and Land Uses****Direction:** North**Current Base Zoning:** R-6**Current Land Uses:** Residential Single-Family**Direction:** South**Current Base Zoning:** R-6**Current Land Uses:** Residential Single-Family**Direction:** East**Current Base Zoning:** R-6**Current Land Uses:** Residential Single-Family**Direction:** West**Current Base Zoning:** R-6**Current Land Uses:** Residential Single-Family**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:**

None.

**Transportation**

**Thoroughfare:** Woodbury Drive

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Salisbury Drive

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 9

**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-2 Family is 1 space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: “R-6” Residential Single-Family District allows for 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: “R-6 CD” Residential Single-Family District allows for 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.

The “CD” Conditional Use would permit two (2) dwelling units.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is located within the Greater Airport Area Regional Center but is not within ½ a mile from a Premium Transit Corridor.

**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 San Antonio International Airport Vicinity Land Use Plan, adopted in 2010, and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "R-6" 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 are "R-6" Residential Single-Family and "RM-4" Residential Mixed 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 "R-6 CD" Residential Single-Family District with a Conditional Use for two (2) dwelling units is also appropriate. The proposal would retain the single-family base zoning, while allowing for the consideration of two units. The prescribed site plan prevents expansion of the building footprint and ensures adequate parking. Deviation from the approved document could potentially warrant additional council consideration. Furthermore, the request aligns with the goals of the Strategic Housing Implementation Plan (SHIP) which supports the development of additional and 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 Comprehensive Plan may include:
  - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
  - 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 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
  - H P30: Ensure infill development is compatible with existing neighborhoods.

Relevant Goals and Objectives of the San Antonio International Airport Vicinity Land Use Plan may include:

- Key Theme 5: Preserving neighborhood integrity and preventing commercial encroachment.
  - Land Use Goal I: Protect the quality of life of residents including health, safety, and welfare.
6. **Size of Tract:** The subject property is 0.2646 -acres , which can reasonably accommodate the proposed residential development.
  7. **Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations

or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning to develop two (2) dwelling units.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses.

The proposed rezoning maintains the residential base district but 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.