



City of San Antonio

Agenda Memorandum

Agenda Date: November 5, 2024

In Control: Select Meeting Type

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2024-10700251

SUMMARY:
Current Zoning: x

Requested Zoning:

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 5, 2024
Case Manager: x

Property Owner: x

Applicant: x

Representative: x

Location: x

Legal Description: x

Total Acreage: x

Notices Mailed

Owners of Property within 200 feet: x

Registered Neighborhood Associations within 200 feet: x

Applicable Agencies: x

Property Details

Property History: The properties were annexed into the City of San Antonio by Ordinance 10422, dated September 7, 1949, and by Ordinance 10161, dated July 27, 1949, and zoned "B" Residence District. The properties were rezoned by Ordinance 79028, dated November 12, 1993, to "O-1" Office District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the properties zoned "O-1" Office District converted to the current "O-2" High-Rise Office District.

Code & Permitting Details: There is no code enforcement of permitting history for the subject property.

Topography: x

Adjacent Base Zoning and Land Uses

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: "R-4"

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

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: Basse Road

Existing Character: Secondary Arterial Type B
Proposed Changes: None known.

Thoroughfare: Venice Street
Existing Character: Local
Proposed Changes: None known.

Thoroughfare: Capitol Avenue
Existing Character: Local
Proposed Changes: None known.

Public Transit: There are VIA bus routes within a ½ mile of the subject property.
Routes Served: 505, 651

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 a single-family dwelling is 1 parking space per unit.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: O-2 districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

Proposed Zoning: “R-5” Residential Single-Family Districts permit single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
x

RECOMMENDATION:

Staff Analysis and Recommendation: x

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

1. Consistency: x

2. Adverse Impacts on Neighboring Lands: x

3. Suitability as Presently Zoned: x

4. Health, Safety and Welfare: x

5. Public Policy: x 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.
- Housing 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.
- Housing Policy 30: Ensure infill development is compatible with existing neighborhoods.

Relevant Goals, Objectives and Action Steps of the Greater Dellview Area Community Plan may include:

- Goal 5: Housing Promote a community of abundant, diverse, affordable, and quality housing stock while diminishing obstacles to home ownership and long term investment in the area.
- Objective 5.1: Housing Quality and Quantity Promote an attractive environment for homeownership by ensuring maintenance of existing housing stock, reinvestment and rehabilitation of deteriorating housing stock, and the promotion and development of new housing stock.
- 5.1.4 Diminish occurrences of commercial encroachment into residential areas.
- 5.1.5 Encourage and facilitate the development of quality infill housing where appropriate.
- Objective 5.2: Housing Design Standards and Certainty Promote best urban planning and design practices and ensure that housing upgrades and new developments are consistent with the characteristics of existing valued development.

6. Size of Tract: x

7. Other Factors: The zoning change request is to allow for the development of single-family dwellings.

The proposed rezoning is for a residential base district but 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.