



City of San Antonio

Agenda Memorandum

Agenda Date: June 18, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2024-10700081 CD

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

Requested Zoning: "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 18, 2024
Case Manager: Bronte Frere, Zoning Planner

Property Owner: Adam Beckman

Applicant: Adam Beckman

Representative: Mason Beyer

Location: 1019 Perez Street

Legal Description: the east 16.5 feet of Lot 15 and the west 30 feet of Lot 16, Block 4, NCB 2209

Total Acreage: 0.1726 acres

Notices Mailed
Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: West End Hope in Action
Neighborhood Association, Gardendale Neighborhood Association
Applicable Agencies: Planning Department

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned “C” Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “C” Apartment District converted to the current “MF-33” Multi-Family District. The property was rezoned by Ordinance 2023-05-04-0286, dated May 4, 2023, to “R-6” Single-Family Residential 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 incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6,” “R-6 CD,” “IDZ”

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

Direction: South

Current Base Zoning: “R-6,” “NC”

Current Land Uses: Residential Single-Family, Elementary School

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Residential Single-Family

Direction: West

Current Base Zoning: “R-3,” “R-3 CD,” “R-5,” “IDZ”

Current Land Uses: Residential Single-Family, Residential Multi-Family, Vacant Land

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: Perez Street
Existing Character: Local
Proposed Changes: None known.

Thoroughfare: San Jacinto Street
Existing Character: Local
Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 79, 277

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 for a 2-family dwelling is 1.5 spaces per unit, and the maximum is 2 spaces per unit.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: 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: 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.

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

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Transit Center but is within ½ a mile from the Downtown Regional Transit Center and the Fredericksburg 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 not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.

- 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-3” Residential Single-Family, “R-6” Residential Single-Family and “IDZ” Infill Development Zone District with additional density established throughout the neighborhood. Surrounding properties are “R-3” Residential Single-Family, “R-6” Residential Single-Family and “IDZ” Infill Development Zone District with additional density established throughout the neighborhood.
- 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-5 CD” Residential Single-Family District Conditional Use for two (2) dwelling units is also appropriate. The proposed zoning maintains the Residential Single-Family District base, while allowing additional density with the “CD” Conditional Use for two (2) dwelling units. There is other “CD” Conditional Use zoning in the area that allows for multiple dwelling units within proximity of the subject property. Furthermore, the proposal aligns with the goals of the Strategic Housing Implementation Plan (SHIP), which encourages the development of additional housing stock to accommodate the City’s growing population. The proposed zoning maintains the Residential Single-Family District base, while allowing additional density with the “CD” Conditional Use for two (2) dwelling units. There is other “CD” Conditional Use zoning in the area that allows for multiple dwelling units within proximity of the subject property. Furthermore, the proposal aligns with the goals of the Strategic Housing Implementation Plan (SHIP), which encourages the development of additional housing stock to accommodate the City’s growing population.
- 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 objectives of the SA Tomorrow Plan: - Growth and City Form 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, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels. - Housing Goal 5: High-density housing choices are available within the city’s 13 regional centers and along its arterial and transit corridors. - Housing Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center. 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.
 - GCF Policy 14: Establish appropriate buffers and transitions (land use, form, and/or landscaping) between residential neighborhoods and surrounding higher-density development.
 - 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.

6. **Size of Tract:** The 0.1726-acre site is of sufficient size to 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 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.

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, the Office of Historic Preservation has not received an application for demolition at this address and a demolition application with OHP will be required if demolition is a listed scope of work.