



City of San Antonio

Agenda Memorandum

Agenda Date: March 20, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 4

SUBJECT:
ZONING CASE Z-2024-10700318

SUMMARY:
Current Zoning: "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District

Requested Zoning: "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 18, 2025

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Edgar Andrade

Applicant: Humberto Leal

Representative: Humberto Leal

Location: 14570 Quesenberry Road

Legal Description: Lots 1-3, Block 38, NCB 14569

Total Acreage: 10.0060

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: N/A

City-Wide Community Organizations: T.H.U.G.G.I.N for Christ, Women in Film & Television San Antonio, NES Foundation, and Lifeline Overeaters Anonymous Community Organizations
Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 2023-11-30-0891, dated November 30, 2023, and zoned “NP-8” Neighborhood Preservation District.

Code & Permitting History:

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: FR, RE

Current Land Uses: Residential Single-Family, Vacant Land

Direction: South

Current Base Zoning: FR

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: RE

Current Land Uses: Vacant Land

Direction: West

Current Base Zoning: RE

Current Land Uses: Residential Single-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:

None.

Transportation

Thoroughfare: Quesenberry Road

Existing Character: Local

Proposed Changes: None Known.

Public Transit: There is no public transit within walking distance of the subject property.

Routes Served: N/A

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 Dwelling is 1 space per unit. The maximum parking requirement for a Dwelling is 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "NP-8" Neighborhood Preservation District uses are the same as within the "R-6" zoning district. Designed to protect existing platted subdivisions which are substantially developed with single-family detached dwelling units. (8,000 sq. ft. minimum lot size for NP-8, 10,000 sq. ft. minimum lot size for NP-10, and 15,000 sq. ft. minimum lot size for NP-15)

Proposed Zoning: "RM-6" Residential Mixed Districts allow single-family dwelling (detached, attached or townhouse), two-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 6,000 square feet and a minimum lot width of 15 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is not located within a Regional Center and is not within ½ a mile of 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 Heritage South Sector Plan, adopted in 2010, and is currently designated as "Suburban Tier" in the future land use component of the plan. The requested "RM-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.

3. **Suitability as Presently Zoned:** The existing “NP-8” Neighborhood Preservation District is an appropriate zoning for the property and surrounding area. The proposed “RM-6” Residential Mixed District is also appropriate. The proposed “RM-6” allows for detached, attached or townhouse style dwelling units on the property. Single-family and multi-family uses were also observed in the surrounding area. The proposed rezoning also supports the Strategic Housing Implementation Plan which encourages additional housing for the growing San Antonio 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 appear to conflict with public policy. Relevant Goals and Policies of the Comprehensive Master 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 Policy 11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.

Relevant Goals and Policies of the Heritage South Sector Plan may include:

- Goal HOU-1.1 Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide “life cycle” housing options (ranging from college students, young adults, families, and retired/ senior) within the area.
 - Goal HOU-1.2 Encourage higher-density housing at strategic nodes.
 - Goal HOU-1.3 Promote clustered housing including Conservation Subdivision Development and large lot development in rural areas.
6. **Size of Tract:** The subject property is 10.006 acres, which can reasonably accommodate the proposed residential development.
 7. **Other Factors:** The property is proposed for development of a residential subdivision with lot sizes of 6,000 square feet. At 10.006 acres, there could potentially be development of 72 lots.

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.