



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 21, 2024

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**  
ZONING CASE Z-2024-10700033

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

**Requested Zoning:** "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District for three (3) dwelling units

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** May 21, 2024

**Case Manager:** Eradio Gomez

**Property Owner:** Miguel Angel Castillo

**Applicant:** Sabrina Ramos

**Representative:** Sabrina Ramos

**Location:** 124 Princeton Avenue

**Legal Description:** Lot 16, Block 4, NCB 2047

**Total Acreage:** .2006

**Notices Mailed****Owners of Property within 200 feet:** 34**Registered Neighborhood Associations within 200 feet:** Uptown & Beacon Hill Area**Applicable Agencies:** N/A**Property Details**

**Property History:** The property was part of the original 36 square miles of the City of San Antonio. The property was rezoned by Ordinance 86704 dated September 25, 1997, to “R-1” Single-Family Residential. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the “R-1” Single-Family Residential District was converted into the current “R-6” Residential Single-Family District.

**Code & Permitting Details:** There is no code enforcement history for the subject property.  
Nonconforming Use Registration Application - ZONING-NCU-APP-2023-11200213 - Denied

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain.

**Adjacent Base Zoning and Land Uses****Direction:** North**Current Base Zoning:** “C-3NA”, “IDZ”**Current Land Uses:** U-Haul Dealer, Automotive Repair, Auto Paint & Body, General Contractors, Embroider Shop**Direction:** South**Current Base Zoning:** “R-6”**Current Land Uses:** Residential**Direction:** East**Current Base Zoning:** “C-3NA”, “RM-5”**Current Land Uses:** Café, Vacant land, Aircraft Maintenance, Residential Multi-Family**Direction:** West**Current Base Zoning:** “RM-6”, “RM-4”, “R-6”**Current Land Uses:** Residential Single-Family, Residential Multi-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:**

NA

## **Transportation**

**Thoroughfare:** Princeton

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**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** West Myrtle Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Fredericksburg Road

**Existing Character:** Principal Secondary Arterial B

**Proposed Changes:** None known

**Thoroughfare:** North Colorado Street

**Existing Character:** Minor Secondary Arterial B

**Proposed Changes:** None known

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

**Routes Served:** 95, 96, 97, 289, 296, 82, 88, 282, 288

**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 Single-Family is 1 spaces per unit, and there is no maximum parking requirement per unit. The IDZ base zoning waives parking requirements.

**Existing Character:** Local Street

**Proposed Changes:** None known

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

The subject property is located within the Midtown Regional Center and within a ½ mile of the Fredericksburg Metro Premium Plus Transit Corridor.

**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: Allows rezoning requests up to 18 units per acre, and uses permitted in “C-1” and “O-1”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The “IDZ-1” request would permit three (3) dwelling units.

**FISCAL IMPACT:**

None.

**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 located within the Midtown Area Regional Center Plan, adopted in 2019, and is currently designated as Urban Mixed Use in the future land use component of the plan. The requested “IDZ 1” 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 “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District is an appropriate zoning district for the property and surrounding area. The “IDZ 1 AHOD” Limited Intensity Infill Development Zone Airport Hazard Overlay District is also an appropriate zoning district. The zoning proposal is to allow existing

structures to obtain utilities. The proposed zoning is consistent with the existing residential uses within proximity which include a mix of multi-family and single-family. Lastly, the proposal aligns with the goals of the Housing Recommendation #3 Strategy #3, Encourage additional neighborhood housing such as accessory dwelling units and middle-density housing types (e.g. duplex, triplex) where consistent with the Future Land Use Plan and policy.

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 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 Midtown Area Regional Center Plan may include: - Goal 5: Broaden Housing Choices • Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others. • Conserve existing affordable housing and the existing diverse mix of housing types, and expand affordable housing options. • Rehabilitate or redevelop housing that is in poor condition. • Focus most new housing development closer to multimodal transportation corridors.
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  - H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

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- Goal 5: Broaden Housing Choices
    - o Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others.
    - o Conserve existing affordable housing and the existing diverse mix of housing types, and expand affordable housing options.
    - o Rehabilitate or redevelop housing that is in poor condition.
    - o Focus most new housing development closer to multimodal transportation corridors.
6. **Size of Tract:** The .2006 acres is of sufficient size to accommodate the proposed Limited intensity Infill use.
  7. **Other Factors:** The applicant is rezoning to allow for three dwelling units. On March 13, 2023, the Office of Historic Preservation staff determined that a demolition permit may be issued in accordance with the UDC at this property.

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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.