



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** December 19, 2023

**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-2023-10700305

**SUMMARY:**  
**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** December 19, 2023

**Case Manager:** Joseph Leos, Zoning Planner

**Property Owner:** John Bonillas

**Applicant:** John Bonillas

**Representative:** John Bonillas

**Location:** 201 Woodby Court

**Legal Description:** Lot 4, Block 2, NCB 752

**Total Acreage:** 0.1793

**Notices Mailed****Owners of Property within 200 feet:** 39**Registered Neighborhood Associations within 200 feet:** Five Points Neighborhood Association**Applicable Agencies:** None**Property Details**

**Property History:** The property was part of the original 36 square miles of the City of San Antonio and zoned "D" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "D" Apartment District converted to "MF-33" Multi-Family District. The property was rezoned by Ordinance 97522 dated April 24, 2003 to the current "R-4" 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 incursion in a floodplain.

**Adjacent Base Zoning and Land Uses****Direction:** North**Current Base Zoning:** "R-4"**Current Land Uses:** Vacant Residential**Direction:** South**Current Base Zoning:** "R-4"**Current Land Uses:** Single-Family Dwelling**Direction:** East**Current Base Zoning:** "R-4"**Current Land Uses:** Single-Family Dwelling**Direction:** West**Current Base Zoning:** "R-4"**Current Land Uses:** Single-Family Dwelling**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:** Woodby Court**Existing Character:** Local**Proposed Changes:** None Known**Thoroughfare:** Nesbit Street**Existing Character:** Local**Proposed Changes:** None Known**Public Transit:** There is public transit within walking distance of the subject property.**Routes Served:** 2, 82, 88, 202, 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:** "IDZ-1" waives the minimum parking requirement.**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "R-4" Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed Zoning: "IDZ-1" Limited Intensity Infill Development Zone 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 proposed "IDZ-1" would allow for two (2) dwelling units.

**FISCAL IMPACT:**

None

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

The subject property is located with the Midtown Regional Center and within ½ a mile from the San Pedro Premium 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 located within the Midtown Area Regional Center Plan, adopted in 2019, and is currently designated as “Urban Low Density Residential” 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 current "R-4" is an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” with uses permitted for two (2) dwelling units is also appropriate. The subject property is a corner lot and can accommodate two (2) dwellings with street access. Additionally, the proposal aligns with the goals of the Strategic Housing Implementation Plan to provide additional housing stock to accommodate the City’s growing population. The "IDZ" Infill Development Zone District would hold the development to a site plan, and any major deviation would warrant additional Council consideration.
  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/does not appear to conflict with any public policy. Relevant goals and objects of the 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 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
- Relevant goals and policies of Midtown Area Regional Center Plan may include:
- Goal 5: Broaden Housing Choices
  - Goal 5-1: Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others.
  - Goal 5-2: Conserve existing affordable housing and the existing diverse mix of housing types and expand affordable housing options.
6. **Size of Tract:** The subject property 0.1793, which could reasonably accommodate two (2) single-family dwelling units.
  7. **Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses of two dwelling units.

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.