



City of San Antonio

Agenda Memorandum

Agenda Date: April 15, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2025-10700065

SUMMARY:

Current Zoning: “R-4 MLOD-3 MLR-2 AHOD” Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Region 2 Airport Hazard Overlay District

Requested Zoning: “RM-5 MLOD-3 MLR-2 AHOD” Residential Mixed Martindale Army Air Field Military Lighting Overlay Military Region 2 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: YonHui Bell

Applicant: YonHui Bell

Representative: YonHui Bell

Location: 951 Avant Avenue

Legal Description: Lot 14, Block 5, NCB 6638

Total Acreage: 0.188 acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Highland Park Neighborhood Association

Applicable Agencies: Martindale

Property Details

Property History: The subject property was a part of the original 36 square miles of the City of San Antonio and was originally zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "B" Residence District converted to the current "R-4" Residential Single-Family District.

Code & Permitting Details:

STR-25-13600219 – Short Term Rental (STR) Permit Renewal – Under Review – March 2025

STR-22-13500714 – Short Term Rental (STR) Permit – About to Expire – April 2022

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: "R-4"

Current Land Uses: Single-Family Dwellings

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwellings

Direction: East

Current Base Zoning: "R-4"

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

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwellings

Overlay District Information:

The "MLOD-3" Martindale Army Airfield Military Lighting Overlay District does not restrict permitted uses but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

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: Avant Avenue

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: South Mittman Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: East Highland Boulevard

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 20, 30, 32, 230, 232.

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 3 dwelling units is 1.5 spaces per unit and the maximum parking requirement is 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-4” Residential Single-Family Districts permit 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: “RM-5” Residential Mixed Districts permit single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 5,000 square feet and a minimum lot width of 15 feet, 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:

Subject property is not located within a Regional Center and is within ½ a mile from the New Braunfels Avenue 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 Southeast Community Area Plan, adopted December 2022, and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “RM-5” 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. Surrounding properties are “R-4” Single-Family Residential.
3. **Suitability as Presently Zoned:** The existing “R-4” Single-Family Residential District is an appropriate zoning for the property and surrounding area. The proposed “RM-5” Residential Mixed District is also appropriate. The subject property is existing multi-family and is located within proximity to property zoned for multi-family use to the east. The requested zoning is for residential uses and would limit the property to three dwelling units and one accessory dwelling unit. The proposed zoning is also consistent with the goals of the Strategic Housing Implementation Plan which encourages the development of alternate housing types to accommodate the city’s growing 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 not appear to conflict with any public policy. Relevant Goals and Policies of the Southeast Community Area Plan may include:
 - **Goal 4: Housing:** Provide a variety of high-quality, mixed-income housing options that are well-maintained, complimentary to the character of existing neighborhoods, and accommodating to all stages of life.
 - **Housing Recommendation #1:** Attract a greater diversity of housing product types and options for existing and new residents, in all stages of life.
 - **Housing Recommendation #2:** Support reinvestment in neighborhoods and existing homes, especially older, single-family neighborhoods.
6. **Size of Tract:** The 0.188-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The requested rezoning is to allow three (3) dwelling units on the property.

The subject property is located within the Martindale Army Airfield Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of

Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated that there are no objections to this request.

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 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.