



City of San Antonio

Agenda Memorandum

Agenda Date: May 21, 2024

In Control: Zoning Commission Meeting

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: 0.2006

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Uptown & Beacon Hill Area

Applicable Agencies: Solid Waste Department

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:

None.

Transportation

Thoroughfare: Princeton

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.

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: “R-6” Residential Single-Family District allows 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: “IDZ-1” Limited Intensity Infill Development Zone District 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” Residential Single-Family District is an appropriate zoning district for the property and surrounding area. The proposed "IDZ-1" Limited Intensity Infill Development Zone 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 request aligns with the goals of the Strategic Housing Implementation Plan (SHIP) which supports the development of additional and 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 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
 - 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.

- Rehabilitate or redevelop housing that is in poor condition.
 - Focus most new housing development closer to multimodal transportation corridors.
6. **Size of Tract:** The 0.2006 acres is of sufficient size to accommodate the proposed Limited intensity Infill use.
7. **Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses. The applicant is rezoning to allow for three (3) 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.

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.