



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 5

SUBJECT:

ZONING CASE Z-2024-10700081 CD

SUMMARY:

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

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 21, 2024

Case Manager: Bronte Frere

Property Owner: XXX

Applicant: XXX

Representative: XXX

Location: XXX

Legal Description: XXX

Total Acreage: XXX

Notices Mailed

Owners of Property within 200 feet: XXX

Registered Neighborhood Associations within 200 feet: XXX
Applicable Agencies: XXX

Property Details

Property History: XXX

Code & Permitting Details:

There is no code enforcement or permitting history for the subject property.

Topography: XXX

Adjacent Base Zoning and Land Uses

Direction: XXX

Current Base Zoning: XXX

Current Land Uses: XXX

Direction: XXX

Current Base Zoning: XXX

Current Land Uses: XXX

Direction: XXX

Current Base Zoning: XXX

Current Land Uses: XXX

Direction: XXX

Current Base Zoning: XXX

Current Land Uses: XXX

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:

N/A

Transportation

Thoroughfare: Perez Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: San Jacinto Street

Existing Character: Local

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

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 for a 3-family dwelling is 1.5 spaces per unit, and the maximum is 2 spaces per unit.

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: 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.

The “CD” Conditional Use would allow two (2) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

XXX

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:** XXX
2. **Adverse Impacts on Neighboring Lands:** XXX Surrounding properties are “R-3” Residential Single-Family, “R-6” Residential Single-Family and “IDZ” Infill Development Zone District with additional density established throughout the neighborhood.
3. **Suitability as Presently Zoned:** XXX The proposed zoning maintains the base “R-6” Residential Single-Family District, while allowing additional density with the “CD” Conditional Use for two (2) dwelling units. There is other “CD” Conditional Use zoning in the area that allows for multiple dwelling units within proximity of the subject property. Furthermore, the proposal aligns with the goals of the Strategic Housing Implementation Plan (SHIP), which encourages the development of additional housing stock to accommodate the City’s growing population.

4. Health, Safety and Welfare: XXX

5. Public Policy: XXX

- Growth and City Form Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- Housing Goal 2: A variety of housing types (single-family detached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
- Housing Goal 5: High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.
- Housing Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

6. Size of Tract: XXX

- 7. Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

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.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, the Office of Historic Preservation has not received an application for demolition at this address and a demolition application with OHP will be required if demolition is a listed scope of work.