



City of San Antonio

Agenda Memorandum

Agenda Date: April 3, 2025

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

ZONING CASE Z-2025-10700016

(Associated Plan Amendment Case PA-2025-11600005)

SUMMARY:

Current Zoning: "G AHOD" Golf Course Airport Hazard Overlay District

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 4, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Cutting Edge Capital LLC

Applicant: Cutting Edge Capital LLC

Representative: Killen, Griffin, & Farrimond, PLLC

Location: 13202 Scarsdale Street

Legal Description: Lot P-76E, Lot P-76F, Lot P-76N, Lot 133, Lot 132A, and the south 63.12 feet of Lot 2, NCB 15688

Total Acreage: 3.102 acres

Notices Mailed**Owners of Property within 200 feet:** 16**Registered Neighborhood Associations within 200 feet:** N/A**Applicable Agencies:** Parks Department, Aviation, Planning Department**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 41430, dated December 25, 1972, and zoned "R-3" Multiple-Family Residence District and "B-3" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-3" Multiple-Family Residence District converted to "MF-33" Multi-Family District and the property zoned "B-3" Business District converted to "C-3" General Commercial District. The property was rezoned by Ordinance 2011-01-20-0057, dated January 20, 2011, to the current "G" Golf Course District.

Code & Permitting Details: There is no code enforcement of permitting history for the subject property.

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:** "G"**Current Land Uses:** Vacant Land, Apartment Complex**Direction:** South**Current Base Zoning:** "R-6 PUD," "MF-33"**Current Land Uses:** Apartment Complex, Lake**Direction:** East**Current Base Zoning:** "G," "R-6 PUD"**Current Land Uses:** Golf Course, Single-Family Dwellings**Direction:** West**Current Base Zoning:** "MF-33"**Current Land Uses:** Multi-Family Dwellings**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: Scarsdale Drive

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Park Crossing Drive

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 502.

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 multi-family dwellings is 1.5 spaces per unit and the maximum parking requirement is 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “G” Golf Course Districts allow public and private golf courses with accessory uses, parks, and Conservation Subdivisions.

Proposed Zoning: “RM-4” Residential Mixed Districts permit single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 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 not within ½ a mile from a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 San Antonio International Airport Vicinity Land Use Plan, adopted May 2010, and is currently designated as “Parks/Open

Space” in the future land use component of the plan. The requested “RM-4” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Medium Density Residential.” Staff and Planning Commission recommend Approval.

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 “G” Golf Course District, “R-6 PUD” Residential Single-Family Planned Unit Development District, and “MF-33” Multi-Family District.
3. **Suitability as Presently Zoned:** The existing “G” Golf Course District is an appropriate zoning for the property and surrounding area. The proposed “RM-4” Residential Mixed District is also appropriate. The subject property is appropriately located next to existing single-family and multi-family developments. 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 San Antonio International Airport Vicinity Land Use Plan may include:
 - **Goal I:** Protect the quality of life of residents including health, safety and welfare.
 - **Goal II:** Encourage economic growth that enhances airport operations and surrounding development.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- **CF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.
 - **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 3:** Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
 - **H P30:** Ensure infill development is compatible with existing neighborhoods.
6. **Size of Tract:** The 3.102-acre site is of sufficient size to accommodate the proposed residential development.
 7. **Other Factors:** The zoning change request is to allow for the development of twenty-one (21) residential units on the property.

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.