



City of San Antonio

Agenda Memorandum

Agenda Date: November 21, 2024

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2024-10700178

SUMMARY:

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

Requested Zoning: "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 15, 2024. This case was continued from September 3, 2024 and October 1, 2024.

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Abundant Life Church of San Antonio

Applicant: White-Conlee Builders, Ltd.

Representative: Killen, Griffin & Farrimond, PLLC

Location: 144 O'Connor Road

Legal Description: Lot 1, Block 1, NCB 18417

Total Acreage: 12.51

Notices Mailed

Owners of Property within 200 feet: 50

Registered Neighborhood Associations within 200 feet: Randolph Hills Civic Club

Applicable Agencies: Planning Department, Texas Department of Transportation, Randolph AFB

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 64021, dated December 28, 1986, and zoned “R-1” Single-Family Residential District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the property zoned “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 or 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: “R-6”

Current Land Uses: Church, Residential Single-Family

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Vacant Land, Residential Single-Family

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Residential Single-Family

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Residential Single-Family, 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: O’ Connor Road

Existing Character: Minor, Secondary Arterial A

Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 21

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 Multi-Family is 1.5 per unit and the maximum is 2 per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family District permits 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: "MF-25" Low Density Multi-Family District allows any uses permitted in MF-25 with a maximum density of 25 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the NE I-35 and Loop 410 Regional Center but is not located within ½ a mile from Premium Transit Corridors.

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 not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
- 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 include "R-6" Residential Single-Family District and "MF-33" Multi-Family District.

3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “MF-25” Low Density Multi-Family District is also an appropriate zoning. There is multi-family zoning of the same density within proximity, and the property is appropriately located along a secondary arterial that can accommodate traffic away from the local streets. 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 Comprehensive Plan may include.
 - GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
 - H P30: Ensure infill development is compatible with existing neighborhoods.
6. **Size of Tract:** The 12.51-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The subject property is located within the Randolph AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The property is proposed for development of multifamily uses that shall not exceed 25 units per acre. At 12.51 acres, there could potentially be development of 313 units.

The purpose of the proposed rezoning is to develop a multi-family community with approximately 296 units. The proposed development contains apartments and townhomes.

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 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.