



City of San Antonio

Agenda Memorandum

Agenda Date: December 7, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2023-10700140

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 with uses permitted for three (3) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 1, 2023. This item was continued at the July 18, 2023 hearing.

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: ERJ Developments

Applicant: Jesse Ramirez

Representative: Ricardo Franco Jr.

Location: 247 Princeton Avenue

Legal Description: Lot 1, Block 7, NCB 2045

Total Acreage: 0.2149 Acres

Notices Mailed:**Owners of Property within 200 feet:** 34**Registered Neighborhood Associations within 200 feet:** Uptown Neighborhood Association**Applicable Agencies:** Office of Historic Preservation**Property Details**

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and was originally zoned “J” Commercial District. The property was rezoned by Ordinance 86704, dated September 25, 1997, to “R-1” Single Family Residence District. With the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-1” Single Family Residence District converted to the current “R-6” Residential Single-Family District.

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:** “R-6” “R-4” “RM-4”**Current Land Uses:** Residential Dwelling**Direction:** South**Current Base Zoning:** “R-6” “IDZ-1” “RM-4” “RM-5”**Current Land Uses:** Residential Dwelling**Direction:** East**Current Base Zoning:** “R-6”**Current Land Uses:** Residential Dwelling**Direction:** West**Current Base Zoning:** “R-6” “RM-4” “RM-5”**Current Land Uses:** Residential Dwelling**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:

The Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay zoning district. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: Princeton Avenue

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: North Brazos Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: There are VIA bus routes are within walking distance of the subject property.

Routes Served: 2, 82, 88, 95, 96, 97, 202, 282, 288, 296

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 a multi-family property is 1.5 parking spaces per unit.

The “IDZ-1” base zoning district waives the parking requirement.

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: “IDZ-1” Limited Intensity Infill Development Zone 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.

If approved, the uses permitted would allow for three (3) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Midtown Regional Center and is within a ½ mile of the Bandera Premium Transit Corridor, the Fredericksburg Premium Transit Corridor, and the New Braunfels Avenue 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 Midtown Regional Center Area Plan and is currently designated as “Urban Low Density Residential” 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 current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "IDZ-1" Limited Intensity Infill Development Zone with uses permitted for three (3) dwelling units is also appropriate. The proposed density is consistent with the surrounding property, situated in a residential neighborhood that accommodates a mix of single-family and low-density multi-family properties. It's located at the corner of two local streets, with an opportunity for alley access on the rear property line. The property is in an area with ample public transportation opportunity and multiple multimodal transportation corridors. The request aligns with the goals of the Strategic Housing Implementation Plan by increasing the availability of housing to help with the growing population of the city. Additionally, “IDZ-1” development is held to a site plan that will address different development aspects like parking and unit layout; any deviation from this approved document would warrant additional Council consideration and thus, another public process.
- 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 objectives of the Midtown Regional Center Area Plan:
 - Goal 1: Preserve Midtown’s Distinct Character
 - o Continue to nurture Midtown’s identity as a welcoming place for diverse families.
 - 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.
 - o Focus most new housing development closer to multimodal transportation corridors.
- 6. Size of Tract:** The subject property is 0.2149 acres, which can reasonably accommodate the proposed residential development.

7. **Other Factors:** The applicant intends to rezone to "IDZ-1" Limited Intensity Infill Development Zone to develop three (3) residential units. The applicant has submitted a site plan in accordance with the requirements of the code.

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, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation. There are historic age structures present on these properties. A 30-day review period is required for demolition.

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.