



City of San Antonio

Agenda Memorandum

Agenda Date: May 20, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2025-10700062

SUMMARY:

Current Zoning: “RM-5 AHOD” Residential Mixed Airport Hazard Overlay District

Requested Zoning: “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 20, 2025. This case was continued from April 15, 2025.

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Carson Street Partners, LLC

Applicant: Cesar Oscar Gonzalez

Representative: Roberto Antonio Garcia

Location: 320 East Carson Street

Legal Description: Lot 12 and the east 28.5 feet of Lot 11 A, Block A, NCB 486

Total Acreage: 0.2744

Notices Mailed**Owners of Property within 200 feet:** 35**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance**City-Wide Community Organizations:** Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum**Applicable Agencies:** Fort Sam Houston**Property Details**

Property History: The subject property is part of the original 36 square miles of the City of San Antonio and zoned "D" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the "D" Apartment District converted into "MF-33" Multi-Family District. The property was rezoned by Ordinance 2010-11-04-0971, dated November 4, 2010, to "RM-5" Residential Mixed District.

Code & Permitting History:

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:** Multi-Family, Residential Single-Family, Food Service Establishment**Direction:** South**Current Base Zoning:** RM-5, R-6, R-5**Current Land Uses:** Residential Single-Family**Direction:** East**Current Base Zoning:** C-2, NC, RM-5**Current Land Uses:** Vacant Land, Commercial Parking Lot, Residential Single-Family**Direction:** West**Current Base Zoning:** RM-5, R-6, IDZ**Current Land Uses:** Residential Single-Family, Duplex, Photography Studio, IDZ Uses Permitted (2) Residential S-F Dwelling Units**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: East Carson Street

Existing Character: Collector

Proposed Changes: None Known

Thoroughfare: North Olive Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: North Pine Street

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 20

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The parking minimum parking requirement for multi-family dwelling is 1.5 per unit, the maximum is 2 per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "RM-5" Residential Mixed District single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 5,000 square feet and a minimum lot width of 15 feet, public and private schools.

Proposed Zoning: "MF-18" Limited Density Multi-Family District permits single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, 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:

The subject property is not located within a Regional Center but is within ½ a mile of the BRT Premium Transit Corridor.

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 Eastside Community Area Plan, adopted in 2024, and is currently designated as “Urban Low Density” in the future land use component of the plan. The requested “MF-18” 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. Surrounding properties have a variety of densities and consist of “RM-5” Residential Mixed, “RM-6” residential Mixed, “C-2” Commercial and “IDZ” Infill Development Zone for various uses and densities.
3. **Suitability as Presently Zoned:** The existing “RM-5” Residential Mixed District is an appropriate zoning for the property and surrounding area. The proposed “MF-18” Limited Density Multi-Family District is also appropriate. The proposed development is appropriately located along a collector street which can reasonably accommodate traffic. Additionally, 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:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does appear to conflict with public policy. Relevant Goals and Policies of the Comprehensive Master 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 Policy 11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.Relevant Goals and Policies of the Eastside Community Area Plan may include:
 - Goal 1: Community Stability and Inclusion:
 - Diverse housing options will be available for current and future generations.
 - Residents will feel comfortable and able to afford to remain in their neighborhoods throughout all stages of life.
6. **Size of Tract:** The subject property is 0.2744 acres, which can reasonably accommodate the proposed residential development.

7. **Other Factors:** The property is proposed for development of multifamily uses that shall not exceed 18 units per acre. At 0.2744, there could potentially be development of 4 units.

The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

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.