



City of San Antonio

Agenda Memorandum

Agenda Date: June 18, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2024-10700098

SUMMARY:
Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 18, 2024. This item was continued from the June 4, 2024 hearing.

Case Manager: Eradio Gomez, Zoning Senior Planner

Property Owner: Ion Homes & Resort USA, LLC

Applicant: Idowu Ntoka

Representative: Idowu Ntoka

Location: 1010 and 1014 East Euclid Avenue

Legal Description: the west 50 feet of Lot 3, the northeast 5.55 feet of Lot 3, and the southwest 44.45 feet of Lot 4, Block 5, NCB 831

Total Acreage: 0.3845

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Tobin Hill Community

Applicable Agencies: Fort Sam Houston, Office of Historic Preservation

Property Details

Property History: The properties are part of the original 36 square miles of the City of San Antonio and was zoned "D" Apartment District. The properties were rezoned by Ordinance 83331, dated December 14, 1995, to "R-3" Multiple-Family Residential District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the "R-3" Multiple-Family Residential District was converted into the current "MF-33" Multi-Family District.

Code & Permitting Details: There are no code or permitting details for the subject property.

Topography: The property does not include any abnormal physical features such as incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, C-3NA, RM-4, R-6, IDZ-1, I-1, MF-33

Current Land Uses: telecommunications equipment supply, food mart, single-family residential, metal fabricator, multi-family

Direction: South

Current Base Zoning: IDZ, MF-33, C-3NA, R-6,

Current Land Uses: multi-family, school

Direction: East

Current Base Zoning: MF-33, IDZ, C-2, C-3NA

Current Land Uses: single-family residential, multi-family

Direction: West

Current Base Zoning: RM-4, IDZ-2, C-3NA, C-3R,

Current Land Uses: multi-family, townhouse complex, vacant lot

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 Euclid Avenue

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Mclane Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: East Elmira Street

Existing Character: Minor Street

Proposed Changes: None Known

Thoroughfare: East Park Avenue

Existing Character: Local Street

Proposed Changes: None Known

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

Routes Served: 8

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 uses is 1.5 spaces per unit. The minimum parking requirement for a single-family dwelling is 1 parking space per unit. IDZ-2 waives the minimum parking requirement by 50%.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "MF-33" Multi-Family District allows any uses permitted in MF-25 Low Density Multi-Family District but with a maximum density of 33 units per acre for MF-33 Multi-Family, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

Proposed Zoning: "IDZ-2" Medium Intensity Infill Development Zone allows rezoning requests up to 50 units per acre and uses permitted in "C-2" and "O-1.5". 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. Any uses permitted in MF-25 Low Density Multi-Family District but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

The "IDZ-2" will permit uses in "MF-33" Multi-Family District.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Midtown Regional Center and within a ½ mile of the Metro Premium Plus 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 Midtown Area Regional Center Plan, adopted June 2019, and is currently designated as “Urban Mixed Use” in the future land use component of the plan. The requested “IDZ-2” 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 are zoned “RM-4” Residential Mixed, “IDZ-2” Medium Intensity Infill Development Zone and “MF-33” Multi-Family District.
3. **Suitability as Presently Zoned:** The existing “MF-33” Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-2” Medium Intensity Infill Development Zone with uses permitted in “MF-33” Multi-Family District is also appropriate. Existing properties are primarily residential in use and are currently in line with the proposed density. Applicant is requesting for the “IDZ-2” base zoning to reduce parking requirements by 50% and have reduced setbacks. Also, the proposal is 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 objectives of the Midtown Area Regional Center Plan:
 - Goal 5: Broaden Housing Choices
 - Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others.
 - Focus most new housing development closer to multimodal transportation corridors.
6. **Size of Tract:** The 0.3845 acres is of sufficient size to accommodate the proposed residential development.

- 7. Other Factors:** The subject property is located within the Fort Sam Houston 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.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses. The applicant is proposing twelve (12) attached dwelling units.

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.