



City of San Antonio

Agenda Memorandum

Agenda Date: December 17, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2024-10700296 (Associated Plan Amendment PA-2024-11600088)

SUMMARY:

Current Zoning: x

Requested Zoning:

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: x

Case Manager: x

Property Owner: x

Applicant: x

Representative: x

Location: x

Legal Description: x

Total Acreage: x

Notices Mailed

Owners of Property within 200 feet: x

Registered Neighborhood Associations within 200 feet: x

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous
Applicable Agencies: x

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 25568, dated September 18, 1957, and zoned “B” Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B” Residence District converted to the current “R-4” Residential Single-Family District.

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

Topography: x

Adjacent Base Zoning and Land Uses

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: “R-4”

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

Direction: x

Current Base Zoning: x

Current Land Uses: x

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: Loop 410 Access Road

Existing Character: Interstate Highway Access Road

Proposed Changes: None known.

Thoroughfare: Loop 410

Existing Character: Interstate Highway

Proposed Changes: None known.

Public Transit: There are no VIA bus routes within a ½ mile of the subject property.

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:

x

ALTERNATIVES:

Current Zoning: Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed Zoning: "MF-33" Multi-Family District permits any uses permitted in MF-33 with a maximum density of 33 units per acre.

FISCAL IMPACT:

x

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

x

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: x

2. Adverse Impacts on Neighboring Lands: x

3. Suitability as Presently Zoned: x

4. Health, Safety and Welfare: x

5. Public Policy: x Relevant Goals and Policies of the Brooks Area Regional Center Plan may include:

- **Housing Recommendation #1:** Support neighborhood stability and a balance of homeownership and rental opportunities.

- **Housing Recommendation #2:** Increase the diversity of housing options within the Brooks Area Regional Center in order to support and attract residents at all stages of life and income levels.

Relevant Goals and Policies of the SA Tomorrow Comprehensive 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 Goal 5:** High-density housing choices are available within the city's 13 regional centers and along its arterial and transit corridors.

6. Size of Tract: x

7. **Other Factors:** The zoning change request is to allow for the development of a multi-family apartment complex.

The property is proposed for development of multifamily uses that shall not exceed 33 units per acre. At 14.635 acres, there could potentially be development of 483 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.

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.