



City of San Antonio

Agenda Memorandum

Agenda Date: April 19, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2022-10700068

SUMMARY:

Current Zoning: “R-4 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Four Dwelling Residential and “R-4 CD MC-2 AHOD” Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Four Dwelling Residential

Requested Zoning: “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District and “MF-18 MC-2 AHOD” Limited Density Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 19, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Betty Cruz

Applicant: Betty Cruz

Representative: Mark Flinn

Location: 117 Koehler Court

Legal Description: Lot 18, Lot 19, and the west 20-feet of Lot 20, Block 2, NCB 7639

Total Acreage: 0.3857 Acres

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Hot Wells Mission Reach
Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 1256 dated August 2, 1944, and zoned "D" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "D" Apartment District converted to "MF-33" Multi-Family District. The property was rezoned by Ordinance 2016-06-16-0493 dated June 16, 2016, to the current "R-4" Residential Single-Family District with a Conditional Use for Four (4) Dwelling Residential.

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-4"

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: RM-4

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: "RM-4"

Current Land Uses: Vacant

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. The "MC-2" South Presa Metropolitan Corridor provides site and building design standards for properties located along South Presa Street between Interstate Highway 10 and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Special District Information: None.

Transportation

Thoroughfare: Koehler Court

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 36, 20, 242

Traffic Impact: Preliminary Review Only– Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**
A TIA Report is Not Required.

Parking Information: The minimum parking requirement for a multifamily dwelling is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-4 CD” Residential Single-Family District allows dwellings (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. Overlay district that imposes height restriction near civilian and military airports.

The current “CD” Conditional Use is for four (4) dwelling units.

Proposed Zoning: “MF-18” Limited Density Multi-Family District allows multi-family development at a maximum of 18 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Brooks Regional Center and within a ½ mile of the Rockport Subdivision Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 Brooks Area Regional Center Plan and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested base zoning of “MF-18” base zoning district is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established single-family development pattern of the surrounding area as there are no mixed residential or multi-family uses in proximity to the site.
3. **Suitability as Presently Zoned:** The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area and the current “CD” Conditional Use allows for four (4) dwelling units. The proposed “MF-18” Limited Density Multi-Family rezoning is not appropriate for this property as it is in a neighborhood that consists primarily of single-family residences and would introduce density not already found in the area.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:**

This request does appear to conflict with the policy objectives of the Brooks Area Regional Center Plan.

 - Recommendation 1: Support neighborhood stability and a balance of homeownership and rental opportunities.
 - Recommendation 2: Prioritize City-initiated rezoning for single-family residential areas that are currently over zoned.

Relevant Comprehensive Plan Goals and Policies may include:

- **GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.
 - **GCF Policy 14:** Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
 - **H Policy 30:** Ensure infill development is compatible with existing neighborhoods.
6. **Size of Tract:** The subject property is 0.3857 Acres and can reasonably accommodate residential development.

Other Factors: The property is proposed for development of multi-family which would allow development up to 18 units per acre for a total of seven (7) units.