



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** June 16, 2022

**In Control:** City Council

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**

ZONING CASE Z-2022-10700079

**SUMMARY:**

**Current Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 19, 2022

**Case Manager:** Mirko Maravi, Planning Coordinator

**Property Owner:** Vicen Drywall & Paint Inc.

**Applicant:** Urbane Engineer, LLC

**Representative:** Urbane Engineer, LLC

**Location:** Generally located in the 4200 Block of Naco Perrin Boulevard

**Legal Description:** Lot TR-34A, NCB 14943

**Total Acreage:** 1.116

**Notices Mailed****Owners of Property within 200 feet:** 28**Registered Neighborhood Associations within 200 feet:** Hills of Park North Neighborhood Association**Applicable Agencies:** Planning Department**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 39443, dated May 26, 1971 and zoned Temporary "R-1" Single-Family Residence District. The majority of the property was rezoned by Ordinance 59359, dated September 6, 1984 to the "R-3" Multiple-Family District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-3" Multiple-Family District and "R-1" Single-Family Residence District converted to the current "MF-33" Multi-Family District and "R-6" Residential Single-Family District.

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

**Adjacent Base Zoning and Land Uses****Direction:** North**Current Base Zoning:** "R-6"**Current Land Uses:** Single-Family Dwellings**Direction:** South**Current Base Zoning:** "C-2"**Current Land Uses:** Commercial**Direction:** East**Current Base Zoning:** "R-6"**Current Land Uses:** Single-Family Dwellings**Direction:** West**Current Base Zoning:** "C-2"**Current Land Uses:** Commercial**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:** Naco Perrin Boulevard**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Capotillo Street

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 9, 14, 502

**Traffic Impact:** 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 multi-family is 1.5 space per unit.

**ISSUE:** None.

**ALTERNATIVES:**

**Current Zoning:** “R-6” Residential Single-Family allows dwellings (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.

“MF-33” Multi-Family District allows multi-family development to a maximum density of 33 units per acre.

**Proposed Zoning:** “MF-33” Multi-Family District allows multi-family development to a maximum density of 33 units per acre.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not with a Regional Center but within the 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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as Medium Density Residential in the future land use component of the plan. The requested "MF-33" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to High Density Residential. Staff and Planning Commission recommend Approval.

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 existing "MF-33" Multi-Family District and "R-6" Residential Single-Family District are appropriate zoning for the property and surrounding area. The proposed "MF-33" Multi-Family District consolidates the property into one zoning designation and is appropriate adjacent to "RM-4" Residential Mixed district and "C-2" Commercial district zoning and uses.
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 San Antonio International Airport Vicinity Land Use Plan.

**Relevant Goals and Objectives of the San Antonio International Airport Vicinity Plan may include:**

Land Use Goal I: Protect the quality of life of residents including health, safety and welfare  
Land Use Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards.

**Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:**

GCF Policy 9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

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 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

H Policy 30: Ensure infill development is compatible with existing neighborhoods.

6. **Size of Tract:** The 1.116 acre site is of sufficient size to accommodate the proposed multi-family development.
7. **Other Factors:** The applicant intends to develop twenty-four (24) multi-family units.