



City of San Antonio

Agenda Memorandum

Agenda Date: October 20, 2022

In Control: City Council A Session

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2022-10700238

SUMMARY:

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 20, 2022

Case Manager: Joshua Orton, Senior Planner

Property Owner: K/T TX Holding LLC

Applicant: Scott Price

Representative: Scott Price

Location: 520 South Schubach Street

Legal Description: The west 86.33 feet of Lot 10, the west half of Block 14, NCB 610

Total Acreage: 0.1106

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Denver Heights
Applicable Agencies: NA

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned “D” Apartment District. The property was then rezoned to “O-1” Office District by Ordinance 87072 dated December 11, 1997. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “O-1” Office District converted to the current “O-2” High-Rise Office 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: RM-4

Current Land Uses: Vacant

Direction: South

Current Base Zoning: RM-4

Current Land Uses: Single Family Residential

Direction: East

Current Base Zoning: RM-4

Current Land Uses: Single Family Residential

Direction: West

Current Base Zoning: C-2NA

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.

Special District Information: N/A

Transportation

Thoroughfare: South Schubach Street

Existing Character: Local

Proposed Changes: None Known

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

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking for multi-family is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “O-2” High-Rise Office districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

Proposed Zoning: “RM-4” Residential Mixed district allows single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within 1/2 a mile of the Downtown Regional Center and 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 Downtown Neighborhood Plan and is currently designated as “Residential” in the future land use component of the plan. The requested “RM-4” 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. The eastern side of the block is entirely “RM-4” Residential Mixed District.

3. **Suitability as Presently Zoned:** The existing "O-2" High Rise Office District is not an appropriate for the property. The requested "RM-4" is appropriate for the property as it will match the zoning in the block and surrounding 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:** The request does not appear to conflict with any public policy objectives of the Downtown Neighborhood Plan.

Housing / Urban Neighborhood

- Create urban neighborhoods and increase the number of residents living downtown. Encourage affordable housing for a wider range of people and create new housing incentives.
6. **Size of Tract:** The 0.1106 acre site is of sufficient size to accommodate residential development.
 7. **Other Factors:** Applicant is seeking a rezoning to develop residential units on the property. The "RM-4" Residential Mixed District will allow no more than four (4) units.