



City of San Antonio

Agenda Memorandum

Agenda Date: September 21, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2023-10700174

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 15, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Brian Baker

Applicant: Brian Baker

Representative: Brian Baker

Location: 827 Steves Avenue

Legal Description: the north 137.5 feet of Lot 121, Block 2, NCB 2977

Total Acreage: 0.1584 acres

Notices Mailed**Owners of Property within 200 feet:** 34**Registered Neighborhood Associations within 200 feet:** Roosevelt Park**Applicable Agencies:** N/A**Property Details**

Property History: The subject property was located within the original 36 square miles of the City of San Antonio 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.

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-4"**Current Land Uses:** Single-Family Dwelling**Direction:** East**Current Base Zoning:** "R-4"**Current Land Uses:** Single-Family Dwelling**Direction:** South**Current Base Zoning:** "R-4"**Current Land Uses:** Single-Family Dwelling**Direction:** West**Current Base Zoning:** "R-4"**Current Land Uses:** Single-Family Dwelling**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:** Steves Avenue**Existing Character:** Secondary Arterial B**Proposed Changes:** None Known

Thoroughfare: Roosevelt Avenue
Existing Character: Primary Arterial B
Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 34,42, 232

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 requirement for four (4) family dwelling is 1.5 per unit. The maximum parking requirement for four (4) family dwelling is 2 per unit.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: “R-4” Residential Single-Family District allows 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: “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:

Subject property is located within the Downtown Regional Center and within ½ a mile from the Rockport Subdivision 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 SA Tomorrow Downtown Area Regional Center Plan and is currently designated as “Medium Residential Density” 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.
3. **Suitability as Presently Zoned:** The existing “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “RM-4” Residential Mixed District is also an appropriate zoning for the property and surrounding. The applicant is requesting the change of zoning to bring the existing fourplex into compliance for future renovation. The request allows for additional density in an appropriate location, while still allowing single-family development. The proposed rezoning request aligns with the goals and strategies of the Strategic Housing Implementation Plan (SHIP), providing alternative housing for 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 objective.

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 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
 - H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
 - GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
6. **Size of Tract:** The 0.1584-acre site is of sufficient size to accommodate the proposed residential development.
 7. **Other Factors:** 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.

The proposed rezoning maintains the residential base district but 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.