



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 2, 2023

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**  
ZONING CASE Z-2023-10700159

**SUMMARY:**

**Current Zoning:** "RM-4 H AHOD" Residential Mixed King William Historic Airport Hazard Overlay District

**Requested Zoning:** "IDZ-2 H AHOD" Medium Intensity Infill Development Zone King William Historic Airport Hazard Overlay District with uses permitted for five (5) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 15, 2023. This item was continued from the August 1, 2023 hearing.

**Case Manager:** Adolfo Gonzalez, Zoning Planner

**Property Owner:** Ion Homes & Resort USA

**Applicant:** Ion Homes & Resort USA

**Representative:** Idowu Ntoka

**Location:** 506 and 510 Stieren

**Legal Description:** Lots 17 and 18, Block 1, NCB 2966

**Total Acreage:** 0.2120

**Notices Mailed****Owners of Property within 200 feet:** 37**Registered Neighborhood Associations within 200 feet:** King William Neighborhood Association**Applicable Agencies:** Office of Historic Preservation**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 rezoned by Ordinance 74924, dated December 9, 1991, to "R-2A" Three and Four Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-2A" Three and Four Family Residence District converted to the current "RM-4" Residential Mixed 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:** Residential Dwellings**Direction:** East**Current Base Zoning:** RM-4 and C-3NA**Current Land Uses:** Vacant Property, Office Space**Direction:** South**Current Base Zoning:** RM-4**Current Land Uses:** Residential Dwellings**Direction:** West**Current Base Zoning:** RM-4**Current Land Uses:** Residential Dwelling**Overlay District Information:**

The King William Historic District, is an overlay district which was adopted in 1968. This district does not regulate use of the property but does enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued. 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:**

The Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay zoning district. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

**Transportation**

**Thoroughfare:** Stieren Street

**Existing Character:** Local

**Proposed Changes:** None known.

**Thoroughfare:** Cedar Street

**Existing Character:** Local

**Proposed Changes:** None known.

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

**Routes served:** 34, 42, 242

**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 multifamily dwelling is 1.5 spaces per unit. The maximum parking requirement for multifamily dwelling is 2 spaces per unit.

“IDZ-2” waives the minimum parking requirement by 50%.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: “RM-4” Residential Mixed District permits 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.

Proposed Zoning: “IDZ-2” Medium Intensity Infill Development Zone allows rezoning requests up to 50 units per acre and uses permitted in “C-2” and “O-1.5”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The proposed “IDZ-2” will permit five (5) dwelling units.

**FISCAL IMPACT:**

None.

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

The 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 Downtown Area Regional Center Plan and is currently designated as "Medium Density Residential" in the future land use component of the plan. The requested "IDZ-2" 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 "RM-4" Residential Mixed District is an appropriate zoning for the property and surrounding area. The proposed "IDZ-2" Medium Intensity Infill Development Zone with uses permitted for five (5) dwelling units is also an appropriate zoning. The density permitted in the current "RM-4" base zoning district is a maximum of four (4) dwelling units per lot, totaling a potential of eight (8) dwelling units. The requested five (5) dwelling units proposes lesser density than the already permitted density of the "RM-4" Residential Mixed District. The proposed rezoning also requires a site plan which will provide details of the layout and limit the density to five (5) units, with a minimum 5-foot perimeter setback and a maximum 2.5 story height. Any major amendments to the site plan after rezoning would require additional consideration.
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 of the Downtown Area Regional Center Plan. Goals and objectives may include:
  - Housing Recommendation #1: Continue to use under-utilized public lands to support housing growth, provide for affordable housing options, and catalyze new development in focus areas and mixed-use corridors.
  - Housing Recommendation #2: Support housing growth in the Downtown Area by creating a diversity of housing options in mixed-use areas and accommodating additional housing in neighborhoods and transition areas through context sensitive design and small-scale infill.
  - Housing Recommendation #3: Support San Antonio's Housing Policy Framework by developing Downtown specific goals for providing a greater diversity of housing and increasing the availability of affordable housing units.
  - Housing Recommendation #4: Proactively address impacts of new development on existing neighborhoods and residents vulnerable to displacement.

6. **Size of Tract:** The 0.2120 acre site is of sufficient size to accommodate the proposed multifamily development.
7. **Other Factors:** This property is located within the King William Historic District. Any new construction will require approval from the Office of Historic Preservation. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Office of Historic Preservation for work on this property. Additionally, based on the submitted site plan, the proposed project conflicts with the Historic Design Guidelines and is inconsistent with previous case history at the Historic & Design Review Commission.

The property is proposed for development of multifamily uses. The properties are currently zoned "RM-4", allowing for up to eight (8) units. The proposed rezoning would allow five (5) 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.