



City of San Antonio

Agenda Memorandum

Agenda Date: August 1, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

ZONING CASE Z-2023-10700164 (Associated Plan Amendment PA-2023-10700042)

SUMMARY:

Current Zoning: "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: August 1, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Manuel T. Burca

Applicant: Gustavo Gonzalez

Representative: Gustavo Gonzalez

Location: 4400 Stahl Road

Legal Description: 1.359 acres out of NCB 17196

Total Acreage: 1.359 acres

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Northern Hills Neighborhood Association

Applicable Agencies: San Antonio International Airport, Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 41430, dated December 25, 1972 and zoned “R-1” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-1” Single-Family Residence District converted to the current “R-6” Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain; the 100 year flood plain is directly adjacent to the western boundary of the subject property.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6”, “C-2”, C-2 CD”

Current Land Uses: Landscape Supply Business

Direction: South

Current Base Zoning: “RM-4”, “MF-33”

Current Land Uses: Vacant, Residential Dwellings

Direction: East

Current Base Zoning: “R-6” “R-4 PUD”

Current Land Uses: Vacant, Residential Dwellings

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Vacant, Residential Dwellings

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:

No special district information.

Transportation

Thoroughfare: Stahl Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Public Transit: There are no VIA bus routes in proximity to the subject property.

Routes Served: N/A

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for an assisted living facility is 0.3 spaces per bed plus 1 space for each employee. The minimum parking requirement for multi-family development is 1.5 spaces per unit

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ISSUE:

None.

ALTERNATIVES:

Current Zoning: Single-family dwelling (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.

Proposed Zoning: Any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within a ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 Plan and is currently designated as “Neighborhood Commercial” 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 recommends Approval, and the Planning Commission recommendation is pending the July 26, 2023 hearing.
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 current “R-6” Residential Single-Family District is appropriate for the property and surrounding area. The proposed “MF-33” Multi-Family District is also appropriate. The property fronts a secondary arterial which is a street classification equipped to handle the ingress/egress of more intense land use. While there is an established single-family development pattern behind the property, the proposed assisted living facility could potentially act as a transitional buffer between that and the secondary arterial and commercial development to the north.
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 Plan:
 - Goal I: Protect the quality of life of residents including health, safety and welfare
 - Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards
 - Objective 1.2 Discourage developments of incompatible uses in the airport environs and noise exposure contours
 - Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
6. **Size of Tract:** The subject property is 1.359 Acres, which can reasonably accommodate the proposed development.
7. **Other Factors:** The applicant intends to rezone to “MF-33” to accommodate the development of an assisted living facility on the property. The maximum density allowed by the “MF-33” Multi-Family District on the 1.359 acres is approximately 45 units.