



City of San Antonio

Agenda Memorandum

Agenda Date: September 5, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2023-10700146 CD

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-6 CD IDZ AHOD" Residential Single-Family Infill Development Zone Overlay Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: x

Case Manager: xx

Property Owner: x

Applicant: x

Representative: x

Location: x

Legal Description: x

Total Acreage: xx

Notices Mailed

Owners of Property within 200 feet: x

Registered Neighborhood Associations within 200 feet: x

Applicable Agencies: x

Property Details

Property History: xx

Code & Permitting Details

There is no relevant code enforcement history for the subject property.

REP-MBR-APP22-35013075 (Residential Repair Permit)- November 2022

ADDR-COD-22-10600724 (Address Verification)- January 2023

Topography: x

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: x

Current Land Uses: x

Direction: South

Current Base Zoning: x

Current Land Uses: x

Direction: East

Current Base Zoning: x

Current Land Uses: x

Direction: West

Current Base Zoning: x

Current Land Uses: x

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:

The Airport District is a special district to accommodate uses encompassed by a local or regional airport, as well as industries that contribute to the operation of an airport or which need to locate on airport property.

Transportation

Thoroughfare: West Laurel Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance of the subject property.
Routes Served: 82, 88, 282, 288, 103

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 multi-family development is 1.5 spaces per unit.

“IDZ” as an overlay district waives the minimum parking requirement.

ISSUE:

x

ALTERNATIVES:

Current Zoning: To accommodate uses encompassed by a local or regional airport, as well as industries that contribute to the operation of an airport or which need to locate on airport property.

Proposed Zoning: “R-6 CD” Residential Single-Family District permits 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.

If approved, the “CD” Conditional Use would permit four (4) dwelling units on the property.

FISCAL IMPACT:

x

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

x

RECOMMENDATION:

Staff Analysis and Recommendation: x

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** xx
2. **Adverse Impacts on Neighboring Lands:** x
3. **Suitability as Presently Zoned:** x
4. **Health, Safety and Welfare:** x
5. **Public Policy:** The request does not appear to conflict with any public policy objectives of the SA Comprehensive Plan.

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

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF Policy 14: Establish appropriate buffers and transitions (land use, form, and/or landscaping) between residential neighborhoods and surrounding higher-density development.
- Housing 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.
- Housing Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

6. Size of Tract: x

7. **Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning to develop four (4) dwelling units.

The proposed rezoning maintains the residential base district but is seeking to make the existing four (4) units on the property compliant. 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.