



City of San Antonio

Agenda Memorandum

Agenda Date: February 1, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2021-10700338

SUMMARY:
Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 1, 2022

Case Manager: Richard Bautista-Vazquez, Planner

Property Owner: Thomas Omar Oei Trust

Applicant: F.M. Oei-Ballard

Representative: F.M. Oei-Ballard

Location: 7827 Chambers Road and 7831 Chambers Road

Legal Description: 2.25 acres out of NCB 11623

Total Acreage: 2.25

Notices Mailed**Owners of Property within 200 feet:** 21**Registered Neighborhood Associations within 200 feet:** Mockingbird Hill Neighborhood Association**Applicable Agencies:** None**Property Details**

Property History: The properties were annexed into the City of San Antonio by Ordinance 18115 dated, September 24, 1952 and zoned "A" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the properties zoned "A" Single-Family Residence District converted to the current "R-5" 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-5", "RM-4"**Current Land Uses:** Apartments**Direction:** East**Current Base Zoning:** "RM-4", "R-5 CD"**Current Land Uses:** Vacant Lot, Parking Lot**Direction:** South**Current Base Zoning:** "MF-33", "C-2"**Current Land Uses:** Apartments, Clinic**Direction:** West**Current Base Zoning:** "O-2", "MH", "C-1"**Current Land Uses:** Church, Bar, Single Family 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: None.**Transportation****Thoroughfare:** Chambers Road**Existing Character:** Local

Proposed Changes: None Known

Public Transit: There is one VIA bus route within walking distance.

Routes Served: 95

Traffic Impact: Pending TIA.

Parking Information: The minimum parking requirements for Multi-Family Dwelling is 1.5 per unit.

ISSUE: None.

ALTERNATIVES:

Current Zoning: “R-5” Residential Single-Family allows residential dwellings (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed Zoning: “MF-18” Limited Density Multi-Family District allows multi-family dwellings to a density of 18 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Medical Center Regional Center and 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 Medical Center Area Regional Center Plan and is currently designated as Medium Density Residential in the future land use component of the plan. The requested "MF-18" 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-5" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “MF-18” Limited Density Multi-Family is also appropriate for the area and provides a transition to the “MF-33”

Multi-Family to the south. The multi-family development will also provide an alternate housing option for the 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 Medical Center Area Regional Center Plan.

Housing Recommendation #2: Increase the diversity of housing options with a focus on attracting a greater diversity of for-sale housing options. The mix of housing in the Regional Center is split between primarily older single-family homes and larger, multifamily apartment complexes. There is a lack of medium density housing and housing that is SA Tomorrow Sub-Area Planning: Medical Center Area Regional Center Plan 48 compact and walkable. A greater diversity of housing product, specifically for-sale housing, can help encourage more of the workforce in the area to live there.

Housing Recommendation #3: Preserve the existing affordable housing stock and increase the amount of affordable housing as the Regional Center continues to grow. The Medical Center Area Regional Center has a significant and important existing stock of income restricted, affordable housing. This housing helps support the diverse workforce that works in the Medical Center Area. Maintaining this affordability is needed to maintain the diversity in the area and to not increase the amount of workers that have to commute into the Regional Center for work. The Medical Center Area is forecast to continue to grow in employment significantly over the next 20 years. There will be a continued need to ensure households of all income levels can live in the Regional Center to support employers in the area.

6. **Size of Tract:** The 2.25 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The applicant intends to construct multi-family residential units on the 2.25 acre property development, which will allow a maximum of 41 units.