

11. ZONING CASE Z-2025-10700023 (Council District 5): A request for a change in zoning from "NC IDZ AHOD" Neighborhood Commercial Infill Development Zone Overlay Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on the east 60 feet of Lot 13, NCB 7568, located at 164 Oelkers Street. Staff recommends Approval. (Samantha Benavides, Zoning Planner, 210-207-6034, Samantha.Benavides@sanantonio.gov, Development Services Department)



City of San Antonio

Agenda Memorandum

Agenda Date: April 15, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2025-10700023

SUMMARY:

Current Zoning: "NC IDZ AHOD" Neighborhood Commercial Infill Development Zone Overlay
Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2025

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Firoz Virani

Applicant: Firoz Virani

Representative: Asif Virani

Location: 164 Oelkers Street

Legal Description: The east 60 feet of Lot 13, NCB 7568

Total Acreage: 0.0990 acres

Notices Mailed**Owners of Property within 200 feet:** 48**Registered Neighborhood Associations within 200 feet:** Lone Star Neighborhood Association**City-Wide Community Organizations:** Women in Film & Television San Antonio, San Antonio African American Community Archive and Museum**Applicable Agencies:** N/A**Property Details**

Property History: The subject property was a part of the original 36 square miles of the City of San Antonio and was originally zoned "F" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "F" Local Retail District converted to "C-2" Commercial District. The property was rezoned by Ordinance 2006-12-14-1441, dated December 14, 2006, to "NC IDZ" Neighborhood Commercial Infill Development Zone District.

Code & Permitting History:

There is no code enforcement or permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "R-4", "R-6 CD for a Duplex", "R-6"**Current Land Uses:** Single-Family Dwellings, Duplexes**Direction:** East**Current Base Zoning:** "R-6"**Current Land Uses:** Single-Family Dwellings**Direction:** South**Current Base Zoning:** "R-4", "R-5"**Current Land Uses:** Single-Family Dwellings**Direction:** West**Current Base Zoning:** "NC IDZ", "R-6"**Current Land Uses:** 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:

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: Oelkers Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Grandjean Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are VIA bus routes within ½ mile of the subject property.

Routes Served: 43, 44, 243, 46

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 Dwelling – 1 Family cluster parking allowed is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “NC IDZ” Neighborhood Commercial District provides small areas for offices, professional services, service and storefront retail uses; all designed in scale with surrounding residential development. Building size is limited to 3,000 square feet. Examples of permitted uses: animal and pet services, fitness/health club, antique store, apparel and accessory store, bookstore, bakery, florist, gift shop, professional offices, music store, convenience store, and restaurant.

The “IDZ” Infill Development Zone Overlay waives minimum parking requirements.

Proposed Zoning: “R-4” Single-Family District allows for a 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.

FISCAL IMPACT:

None.

PROXIMITY TO CURRENT AND/OR PLANNED REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR AS IDENTIFIED IN THE SA TOMORROW COMPREHENSIVE PLAN:

The subject property is located within the Downtown Regional Center and within a ½ mile of the Rockport Subdivision Metro Premium Plus Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

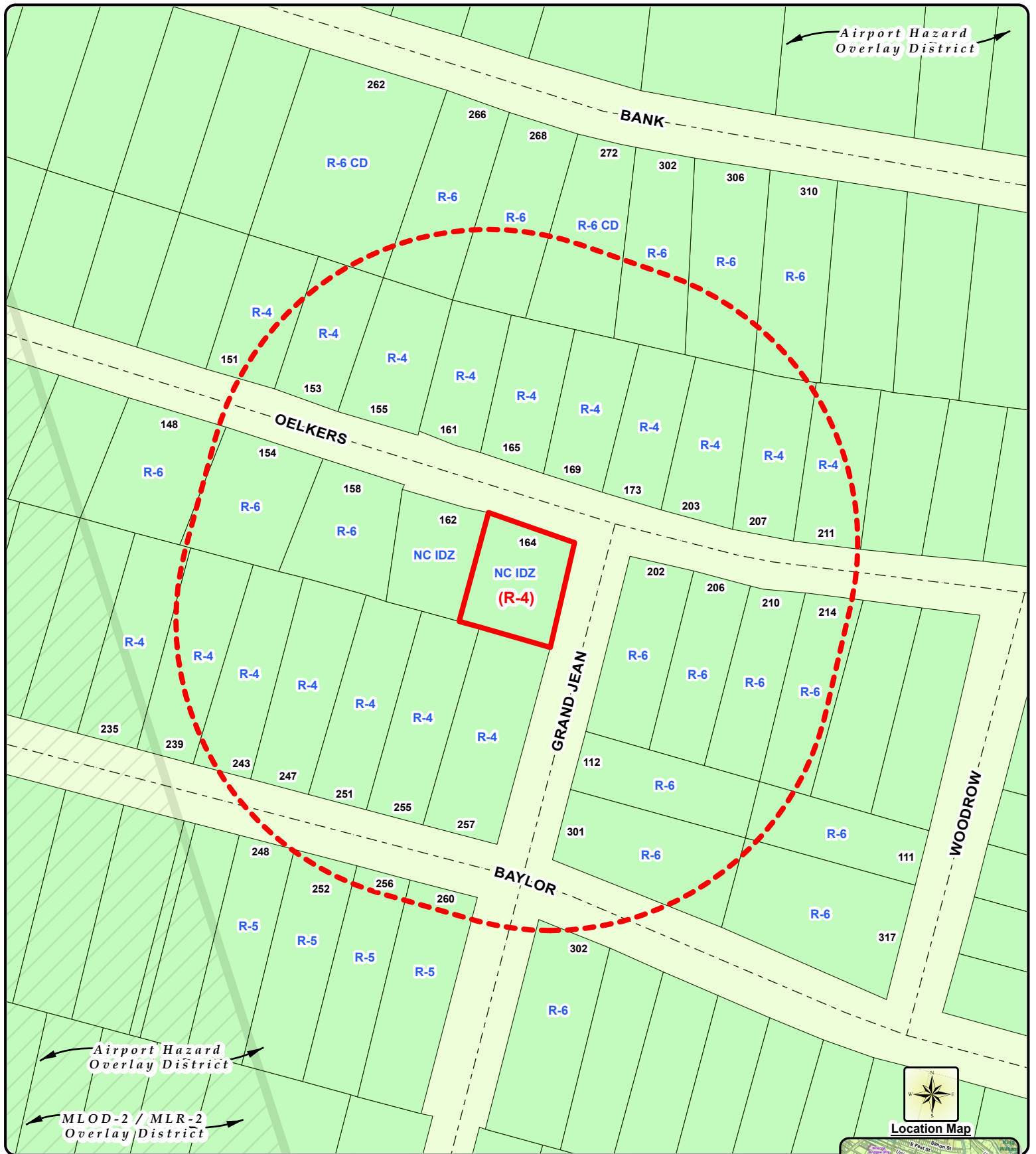
Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

- 1. Consistency:** The subject property is located within the Downtown Area Regional Center Plan adopted in December 2019, and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “R-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. Surrounding properties are “R-6”, “R-5”, “R-4” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for a Duplex, and “NC IDZ” Neighborhood Commercial Infill Development Zone District.
- 3. Suitability as Presently Zoned:** The existing “NC IDZ” is not an appropriate zoning for the property and surrounding area. However, the proposed “R-4” Residential Single-Family District is appropriate. The request to rezone is to develop a single-family dwelling. The subject property is situated within an existing single-family residential neighborhood. Even though the neighboring property is also zoned “NC IDZ”, it is a nonconforming residential use. Additionally, the proposed zoning is also consistent with the goals of the Strategic Housing Implementation Plan which encourages the development of alternate housing types to accommodate the city’s growing population at 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 public policy. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan:
 - 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 P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.

Relevant Goals and Objectives from the Downtown Area Regional Center Plan may include:

- Goal 4: Diversify the Mix of Uses in the Downtown Core
 - o Create complete neighborhoods by providing residents with safe and convenient access to daily activities, goods, and services.

- Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods.
 - o Provide a variety of housing types, both owner- and renter-occupied, that are affordable for people at all stages of life and for a range of income levels;
 - o Preserve existing affordable housing;
 - o Emphasize the development of “Missing Middle” housing for both renters and owners; and
 - o Ensure Downtown is a livable place for families, children, students, the elderly, and others.
- 6. **Size of Tract:** The subject property is 0.0990 acres, which can reasonably accommodate the proposed residential development.
- 7. **Other Factors:** The owner previously attempted to rezone for 4 units but withdrew their case due to neighborhood opposition. Their current request is to develop one single-family dwelling.



Zoning Case Notification Plan

Case Z-2025-10700023

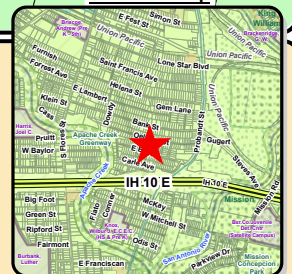
Council District: 5
School District: San Antonio I.S.D.
Scale: 1" = 90 Feet

Legend

Subject Property		Creek / River Region	
200 Ft. Notification Area		City Limits	
Single Family Residential		Corridor Overlay	
Current Land Use Description		ERZD Region	
Current Zoning		MLOD Region	
Requested Zoning Change		AHOD Region	



Location Map



Note: All Current and Requested Zoning include: Airport Hazard Overlay District (AHOD)