



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 3, 2022

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 6

**SUBJECT:**  
ZONING CASE Z-2022-10700086

**SUMMARY:**  
**Current Zoning:** “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** “RM-6 AHOD” Multi-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** May 3, 2022

**Case Manager:** Ann Benavidez, Planner

**Property Owner:** Sci Investments LLC

**Applicant:** Jose Sandoval

**Representative:** Jose Sandoval

**Location:** 128 Princeton Avenue

**Legal Description:** Lot 15, Block 4, NCB 2047

**Total Acreage:** 0.2006 Acres

### **Notices Mailed**

**Owners of Property within 200 feet:** 29

**Registered Neighborhood Associations within 200 feet:** Uptown Neighborhood Association and Beacon Hill

**Applicable Agencies:** None

### **Property Details**

**Property History:** The property is currently zoned Residential Single-Family Airport Hazard Overlay District. The property was part of the original 36 sq miles of the City of San Antonio, and originally zoned "B" Residence District. The property was rezoned by Ordinance 86704 dated September 25, 1997, to "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.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-3NA"

**Current Land Uses:** Auto Repair Shop

**Direction:** South

**Current Base Zoning:** "R-6"

**Current Land Uses:** Residential Dwelling

**Direction:** East

**Current Base Zoning:** "R-6"

**Current Land Uses:** Residential Dwelling

**Direction:** West

**Current Base Zoning:** "RM-4"

**Current Land Uses:** Residential Dwelling

**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:** Princeton Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Fredericksburg Road

**Existing Character:** Secondary Arterial B

**Proposed Changes:** Fredericksburg Road (North Flores Street to West Woodlawn Avenue) -- Construct corridor improvements on Fredericksburg from Flores to Woodlawn. Includes drainage, pedestrian amenities, and enhancements as appropriate and within available funding.

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 2, 82, 95, 96, 97

**Traffic Impact:** Preliminary Review Only-- Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502\*\*

A TIA Report is not required.

**Parking Information:** The minimum parking requirement for a residential mixed dwellings is 1.5 spaces per unit.

**ISSUE:** None.

**ALTERNATIVES:**

**Current Zoning:** "R-6" Residential Single-Family allows dwellings (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. Overlay district that imposes height restriction near civilian and military airports.

**Proposed Zoning:** "RM-6" Residential Mixed district allow single-family dwelling (detached, attached or townhouse), two-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 6,000 square feet and a minimum lot width of 15 feet, foster family home, public and private schools. Overlay district that imposes height restriction near civilian and military airports.

**FISCAL IMPACT:** None.

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

The subject property is located within the Midtown Regional Center, and within a ½ mile of the San Pedro Premium Transit Corridor, the New Braunfels Premium Transit Corridor, the Fredericksburg Premium Transit Corridor, and the Bandera 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 Midtown Regional Center and is currently designated as “Urban Mixed Use” in the future land use component of the plan. The requested “RM-6” 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. Properties in the area are zoned “R-6” Residential Single-Family, “RM-4” Residential Mixed District and “RM-5” Residential Mixed District.
3. **Suitability as Presently Zoned:** The current “R-6” Single-Family Residential District is an appropriate zoning for the property and surrounding area. The proposed “RM-6” Residential Mixed District is also appropriate for the property. There is already additional density in the area of three (3) to four (4) units. The property is in a neighborhood comprised of residential and commercial uses, with existing residential mixed districts in immediate proximity to the site. Thus, the request for “RM-6” Residential Mixed District for development of two (2) residential units is appropriate.
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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the SA Tomorrow Midtown Regional Center Plan:  
  
Goal 5: Broaden Housing Choices • Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others. • Focus most new housing development closer to multimodal transportation corridors. Goal 10: Pursue Transformative Projects: • Midtown’s aesthetic appeal, stimulate economic growth, and meet local needs by transforming vacant properties and older buildings through reuse, redevelopment, or new development.
6. **Size of Tract:** The subject property is 0.761 acres, which can reasonably accommodate residential development.
7. **Other Factors:** The applicant intends to rezone to “RM-6” to develop two (2) single-family homes, with street access from both Princeton Avenue and Myrtle Street.