



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 18, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 10

**SUBJECT:**  
ZONING CASE Z-2022-10700044

**SUMMARY:**

**Current Zoning:** "MF-33 MC-3 AHOD" Multi-Family Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

**Requested Zoning:** "IDZ-2 MC-3 AHOD" Medium Intensity Infill Development Zone Austin Highway/Harry Wurzbach (TAPS Memorial Boulevard) Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted for an "MF-40" and "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 19, 2022

**Case Manager:** Mirko Maravi, Planning Coordinator

**Property Owner:** HTV Alamo Heights Property, LLC

**Applicant:** Brown and Ortiz, PC

**Representative:** Brown and Ortiz, PC

**Location:** 127 Rainbow Drive

**Legal Description:** Lot 34, Block A, NCB 8695

**Total Acreage:** 1.728

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** N/A

**Applicable Agencies:** Fort Sam Houston, Aviation Department, Planning Department.

**Property Details**

**Property History:** The property was annexed into the City of San Antonio by Ordinance 1257, dated August 1, 1944 and zoned "A" Single-Family Residence District. The property was rezoned by Ordinance 57035, dated May 26, 1983 to the "R-3" Multiple-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-3" Multiple-Family Residence District converted to the current "MF-33" Multi-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:** "MF-33"

**Current Land Uses:** Residential

**Direction:** South

**Current Base Zoning:** "C-2"

**Current Land Uses:** Commercial Building

**Direction:** East

**Current Base Zoning:** "C-2"

**Current Land Uses:** Self-Storage

**Direction:** West

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Multi-Family

**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.

The "MC-3" Austin Highway/Harry Wurzbach Metropolitan Corridor provides site and building design standards for properties located along the two corridors. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas

of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

**Special District Information:** N/A

**Transportation**

**Thoroughfare:** Rainbow Drive

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Austin Highway

**Existing Character:** Principal Primary Arterial A

**Proposed Changes:** None Known

**Public Transit:** There is public transportation within walking distance of the subject property.

**Route Served:** 14

**Traffic Impact:** A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

**Parking Information:** The minimum parking for multi-family is 1.5 spaces per unit. The “IDZ-2” waives the parking requirement by 50%.

**ISSUE:** None.

**ALTERNATIVES:**

Current Zoning: “MF-33” Multi-Family District allows multi-family to a maximum density of 33 units per acre.

Proposed Zoning: “IDZ-2” Medium Intensity Infill Development Zone allows rezoning requests up to 50 units per acre and uses permitted in “C-2” and “O-1.5”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The proposed “IDZ-2” Medium Intensity Infill Development Zone will allow “MF-40” Multi-Family District to a maximum density of 40 units per acre.

**FISCAL IMPACT:**

None.

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

The property is not within 1/2 a mile of a Regional Center but within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend 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 Northeast Inner Loop Neighborhood Plan and is currently designated as “High Density Residential” in the future land use component of the plan. The requested “IDZ-2” base zoning district with uses permitted in “MF-40” 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 “MF-33” Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-2” Medium Intensity Infill Development Zone will allow “MF-40” Multi-Family District is also appropriate and would allow slightly more density than the existing “MF-33” Multi-Family District. The proposed density is suitable as the subject property is close to Austin Highway and is abutting existing “C-2” Commercial and “MF-33” Multi-Family zoning districts.
- 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 the public policy objectives of the Northeast Inner Loop Neighborhood Plan.

Goal 1 - Housing and Neighborhood Character - Enhance and preserve the housing and distinctive character of the Northeast Inner Loop neighborhoods.

Objective 1.1 - Housing Character and Development - Maintain the distinctive character of the neighborhoods’ housing. Build upon the diversity of old and new existing housing that includes single family as well as multi-family (condos, town homes, duplexes and small apartments).

- 6. Size of Tract:** The 1.728 acre site is of sufficient size to accommodate the proposed residential development.
- 7. Other Factors:** The applicant is requesting the rezoning to “IDZ-2” to utilize the reduced parking allowance.