



City of San Antonio

Agenda Memorandum

Agenda Date: February 7, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2022-10700348

SUMMARY:

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

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 7, 2023

Case Manager: Elizabeth Steward, Zoning Planner

Property Owner: SO-ROD Partners LLC

Applicant: SO-ROD Partners LLC

Representative: Killen, Griffin, & Farrimond, PLLC

Location: 4251 Clark Avenue

Legal Description: Lot 2 and Lot 3, NCB 15194

Total Acreage: 4.607

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and zoned “B” Residence District. The property was rezoned by Ordinance 49604, dated July 20, 1978 to “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 “MF-33” Multi-Family District. The property was rezoned by Ordinance 2022-04-21-0289, dated April 21, 2022 to “R-4” 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: MF-18

Current Land Uses: Food Service Establishment

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single Family Residences

Direction: East

Current Base Zoning: C-2

Current Land Uses: School- Jubilee Academy

Direction: West

Current Base Zoning: R-4

Current Land Uses: School- Forbes Academy

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:

N/A

Transportation

Thoroughfare: Clark Avenue

Existing Character: Minor Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 34, 232, 515

Traffic Impact: 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 Multi-family dwelling is 1.5 spaces per unit.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: The "R-4" Residential Single-Family District allows 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.

Proposed Zoning: The "RM-4" Residential Mixed District allows Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within the Brooks Regional Center a half mile of the New Braunfels Avenue Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, with Plan Amendment.

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 Brooks Regional Center Plan and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "RM-4" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Medium Density Residential". Staff and Planning Commission recommend Approval.
- 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-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “RM-4” Residential Mixed District is also an appropriate zoning for the property and surrounding area. The requested “RM-4” Residential Mixed District allows for additional density without changing the character of the neighborhood. The surrounding area has zonings of “RM-6”, “MF-18”, and “R-6 CD”. Additionally, the “R-4” Residential Single-Family zoned properties in the area benefit from the “B” to “R-4” conversion which allows duplexes by right. The proposed rezoning request to “RM-4” Residential Mixed District also aligns with the goals and strategies of the Strategic Housing Implementation Plan (SHIP) and provides an alternative housing type for the area. “RM-4” would allow for additional density on this undeveloped lot promoting infill development on the southeast side and increasing the area housing stock.
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 Brooks Regional Center Plan.
 - Create mixed-use community destinations that increase residential, employment, and recreational opportunities throughout the Brooks Area Regional Center.
 - Ensure focus areas can be easily and safely accessed by a range of travel modes including pedestrian, bicycle, and transit options.
 - Ensure adequate buffers and transitions between new, higher-intensity development in focus areas and single-family neighborhoods.
 - Support neighborhood stability and a balance of homeownership and rental opportunities.
 - Increase the diversity of housing options within the Brooks Area Regional Center in order to support and attract residents at all stages of life and income levels.
6. **Size of Tract:** The 4.6 acre site is of sufficient size to accommodate the proposed residential mixed development.
7. **Other Factors:** The applicant intends to construct 27 duplexes for a total of 54 dwelling units.

The property is proposed for development of a residential subdivision with lot sizes of 4000 square feet. At 4.6 acres, there could potentially be development of 50 lots. The requested “RM-4” allows 4 units per lot, at potentially 50 lots, there could be the development of 200 units. The applicant is proposing 27 lots with the rezoning, with a total unit count of 54.