



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** April 4, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

ZONING CASE Z-2023-10700032

(Associated Plan Amendment PA-2023-11600008)

**SUMMARY:**

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

**Requested Zoning:** "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 4, 2023 . This item was continued from the March 21, 2023 hearing.

**Case Manager:** Ann Benavidez, Planner

**Property Owner:** Bryan Todd Wildman, Corey Kraus Wildman, Taylor Riggs Wildman

**Applicant:** Bryan Todd Wildman, Corey Kraus Wildman, Taylor Riggs Wildman

**Representative:** Killen, Griffin, and Farrimond PLLC

**Location:** 122 Annie Street

**Legal Description:** Lots 11-13, Block 7, NCB 2800

**Total Acreage:** 0.2152 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 20

**Registered Neighborhood Associations within 200 feet:** Monte Vista Terrace Neighborhood Association

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The subject property was part of the original 36 square miles of the City of San Antonio and was originally zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted to the current "R-4" 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:** "OCL"

**Current Land Uses:** Outside city limits

**Direction:** South

**Current Base Zoning:** "R-4" "MF-33"

**Current Land Uses:** Residential Dwelling, Multi-family dwelling

**Direction:** East

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

**Current Land Uses:** Residential Dwelling

**Direction:** West

**Current Base Zoning:** "R-4" and "C-2"

**Current Land Uses:** Residential Dwelling, Restaurant

**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:** Annie Street  
**Existing Character:** Local  
**Proposed Changes:** None known.

**Thoroughfare:** Judson Street  
**Existing Character:** Local  
**Proposed Changes:** None known.  
**Public Transit:** 5, 204, 509

**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 multi-family development is 1.5 spaces per dwelling unit.

The IDZ-2 base zoning district waives the parking requirement by 50%.

**ISSUE:**  
None.

**ALTERNATIVES:**

Current Zoning: “R-4” Residential Single-Family District permits 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: “IDZ-2” Medium Intensity Infill Development Zone District 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. If approved, the uses permitted would be for four (4) dwelling units.

**FISCAL IMPACT:**  
None.

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

The subject property is not located within a Regional Center or within a ½ mile of a 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 North Central Neighborhoods Community Plan and is currently designated as “Low Density Residential” in the future land

use component of the plan. The requested “IDZ-2” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Medium Density Residential”. Staff recommends Approval. The Planning Commission recommendation is pending the March 22, 2023 hearing.

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. While the property is part of a residential neighborhood, it shares a block with properties that accommodate multi-family, commercial, and office uses, as well as single family residential uses.
3. **Suitability as Presently Zoned:** The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-2” Medium Intensity Infill Development Zone District is also appropriate. The size of the lot is consistent with surrounding lots that accommodate multi-family uses, and the lot is placed at the corner of two local streets which is an ideal placement for residential density. “IDZ-2” Medium Density Infill Development Zone District as a base zoning district also requires a site plan which will hold the applicant to the proposed density and layout. Additionally, the proposed residential infill aligns with the Strategic Housing Implementation Plan which promotes neighborhoods and encourages diversified housing types to meet the growing housing needs of the city.
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 North Central Neighborhoods Community Plan:
  - GOAL 5: Promote future development that is compatible with existing neighborhoods and that incorporates sound stormwater management practices.
  - Objective 5.1: Work with private developers and builders, non-profit housing corporations, city departments, and housing agencies to identify potential areas for residential in-fill housing, targeting existing vacant lots.
  - Neighborhood & Economic Development Goal 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.
  - Neighborhood & Economic Development Goal 5: Promote future development that is compatible with existing neighborhoods and that incorporates sound stormwater management practices.
6. **Size of Tract:** The subject property is 0.2152 acres, which can reasonably accommodate a residential development.
7. **Other Factors:** The applicant intends to rezone to “IDZ-2” to develop multi-family apartments with a density of 18.6 units per acre. This would allow a maximum of 4 units on this property.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

For properties zoned "IDZ-2" that abut lots with single-family zoning and/or land use, the height is restricted to the maximum height of the single-family district within 50 feet of the property line.

While the property is currently zoned for single-family uses, a duplex is permitted by right. The property is allowed a duplex because of the "B" to "R-4" conversion.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses, at a density of 18.6 units per acre.