



**CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
COUNCIL CONSIDERATION REQUEST**

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TO: Mayor and City Council
FROM: Councilman Roberto C. Trevino, District 1
COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Andy Segovia, City Attorney; John Peterek, Assistant to the City Manager; Christopher Callanen, Assistant to City Council
SUBJECT: Request to discuss and proposed solutions to current issues facing multi-family zoning designations
DATE: August 21st 2017

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

A review, discussion of, and implementation of possible Municipal Code and Zoning changes to existing MF-33 and RM-4 zoning designations as they relate to:

1. Multi-family zoning that is not consistent with land-use designations, community plans, or current use
2. Updating the UDC to safeguard development patterns that are compatible with surrounding land use
 - a) The code as it was written historically was not able to take into account new development patterns, and allows for developments that are similar to infill without requiring a rezoning to IDZ.
 - b) The benefits that come from requiring a rezoning to IDZ, such as allowing for neighborhood notification and involvement, a review of a site plan for appropriateness, and a decision by zoning commission and council for compatible development are not available in these areas
 - c) The intention of these zoning designations is not consistent with the current utilization, RM-4 specifically was intended to be a low-density designation, (duplexes, triplexes, or four-plexes) but is being used for high density developments, such as multiple individual structures on a single lot which result in a high impact in the surrounding community with little to no oversight or input from that community or appropriate commissions

Brief Background

Over the past two years, there have been a growing number of RM-4 and MF-33 housing developments which have caused much concern throughout our communities. Currently, the UDC designations for these codes allow for construction up to 35 feet in RM-4 and 45 feet in MF-33, with no specifications that the units allowed must be contained within a single structure.



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This has caused an influx of developments or proposed developments to build four or more 2-4 story single units on a single lot within a residential neighborhood, which ultimately is incompatible and highly impactful development.

City staff and the zoning commission have discussed and recommended denial for cases where IDZ infill was not appropriate, but where the base zoning of MF-33 or RM-4 allowed them even more density or development, which caused a conflict of ideas and put impotence on these decisions.

As a result, the community feels unprotected and the lack of notification and input required for development without a zoning change have led to concerns and fear of developments occurring "overnight" without consideration for the surrounding community. Development in our city is occurring at a rapid rate, and our citizens are turning to Historic Designation and NCDs as they perceive this to be their only option. However, these options ultimately do not regulate use of the property, or density, as designated by the zoning and therefore does not address the real issue at hand.

We hope that we can seek to understand what is driving these issues, and find creative and effective solutions to better address the growing need for housing in our community without compromising the integrity of our neighborhoods.

Submitted for Council consideration by:

Councilman Roberto C Trevino, District 1

Supporting Councilmembers' Signatures (4 only)

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