



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: May 21, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2024-10700052 CD

SUMMARY:

Current Zoning: "R-6 MLOD-3 MLR-2 AHOD" Residential Single-Family Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-3 CD MLOD-3 MLR-2 AHOD" Single-Family Residential Martindale Army Air Field Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 21, 2024

Case Manager: Eradio Gomez

Property Owner: Daniel Fleming

Applicant: Elbert Fuqua

Representative: Elbert Fuqua

Location: 1606 East Carson Street

Legal Description: Lot 1 and Lot 2, Block 2 NCB 1173

Total Acreage: 0.3444

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Parks Department, Martindale Army Air Field, Fort Sam Houston, Planning Department

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio. The property was rezoned by Ordinance 86704 dated September 25, 1997, to "R-1" Single-Family Residential. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 02, 2001, the "R-1" Single-Family Residential District was converted into 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: "R-6"

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Elementary School, City Park

Direction: East

Current Base Zoning: "R-6", "C-2"

Current Land Uses: Residential Single-Family

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Residential Single-Family

Overlay District Information:

The "MLOD-3" Martindale Army Airfield Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation. 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:

NA

Transportation

Thoroughfare: East Carson

Existing Character: Collector Street

Proposed Changes: None known

Thoroughfare: Laurens Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 21

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 requirement for Single-Family Residential is 1 space per unit.

Thoroughfare: East Carson

Existing Character: Collector Street

Proposed Changes: None known

Thoroughfare: Laurens Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 21

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 requirement for Single-Family Residential is 1 space per unit.

Thoroughfare: East Carson

Existing Character: Collector Street

Proposed Changes: None known

Thoroughfare: Laurens Avenue
Existing Character: Local Street
Proposed Changes: None known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.
Routes Served: 21

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 requirement for Single-Family Residential is 1 space per unit.

Thoroughfare: East Carson
Existing Character: Collector Street
Proposed Changes: None known

Thoroughfare: Laurens Avenue
Existing Character: Local Street
Proposed Changes: None known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.
Routes Served: 21

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 requirement for Single-Family Residential is 1 space per unit.

Thoroughfare: East Carson
Existing Character: Collector Street
Proposed Changes: None known

Thoroughfare: Laurens Avenue
Existing Character: Local Street
Proposed Changes: None known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.
Routes Served: 21

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 requirement for Single-Family Residential is 1 space per unit.

Thoroughfare: East Carson

Existing Character: Collector Street

Proposed Changes: None known

Thoroughfare: Laurens Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.
Routes Served: 21

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 requirement for Single-Family Residential is 1 space per unit.

Thoroughfare: East Carson

Existing Character: Collector Street

Proposed Changes: None known

Thoroughfare: Laurens Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.
Routes Served: 21

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 requirement for Single-Family Residential is 1 space per unit.

Thoroughfare: East Carson

Existing Character: Collector Street

Proposed Changes: None known

Thoroughfare: Laurens Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are VIA bus routes within a ½ mile of the subject property.
Routes Served: 21

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 requirement for Single-Family Residential is 1 space per unit.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: Single-family dwelling (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.

Proposed Zoning: Single-family dwelling with a minimum lot size of 3,000 square feet for R-3, 2,000 square feet for R-2 and 1,250 square feet for R-1 and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

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 Fredericksburg Metro Premium Plus 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 Government Hill Neighborhood Plan, adopted September 2001, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-3 CD” Residential Single-Family with a Conditional Use for two (2) dwelling units 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.

3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-3 CD” Residential Single-Family with a Conditional Use for two (2) dwelling units is also an appropriate. The proposal would retain the single-family base zoning, while allowing for the consideration of two units. Surrounding properties are single unit homes and the proposed two (2) single family units are characteristic of the area. The prescribed site plan would prevent expansion of the building footprint and would ensure adequate parking is available for the two dwelling units. Deviation from the approved document could potentially warrant additional council consideration. Furthermore, the request aligns with the goals of the Strategic Housing Implementation Plan (SHIP) which supports the development of additional and alternate housing types to accommodate the City’s growing population, at all income levels.
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 objective. Relevant Goals and Policies of the Government Hill Neighborhood Plan include: Housing Goal: Conserve, rehabilitate and/or replace (if necessary) housing stock. Objective: To develop a housing preservation strategy to stabilize and improve the real estate values
6. **Size of Tract:** The .3444 acres is of sufficient size to accommodate the proposed Single-Family use.
7. **Other Factors** The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.