



City of San Antonio

Agenda Memorandum

Agenda Date: May 7, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2024-10700041 CD

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland 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 7, 2024

Case Manager: Alexa Retana, Zoning Planner

Property Owner: Luis Arredondo

Applicant: Worthen Homes, LLC

Representative: Worthen Homes, LLC

Location: 147 Rosebud Lane

Legal Description: Lot 161, Block 6, NCB 7859

Total Acreage: 0.2296 acres

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Harlandale-McCollum

Applicable Agencies: Planning Department, Lackland Air Force Base

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 1391, dated September 22, 1944, and was originally zoned "B" Residence District. The property was rezoned by Ordinance 84398, dated July 11, 1996, to "R-1" Single-Family Residence District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned "R-1" Single-Family Residence District converted to 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: MF-33

Current Land Uses: Apartments

Direction: South

Current Base Zoning: RM-4, R-6

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: R-6, C-3, C-2

Current Land Uses: Residential Dwelling, Auto Center

Direction: West

Current Base Zoning: R-6

Current Land Uses: Residential Dwelling

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 "MLOD-2" Lackland 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.

Special District Information:

None

Transportation

Thoroughfare: Rosebud Lane

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Pleasanton Road

Existing Character: Minor Secondary Arterial B

Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes Served: 44, 243, 515

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 Dwelling- 2 Family is 1 space per unit. The maximum is 2 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: "R-6 CD" Residential Single-Family District permits 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.

If approved, the Conditional Use would permit two (2) 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 South Central San Antonio Community Plan, amended October 26, 2005, and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "R-6 CD" 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, which is predominately low-density residential.

3. **Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-6 CD” Residential Single-Family District with a Conditional Use for two (2) dwelling units is also appropriate. The proposal would retain the single-family base zoning, while allowing for the consideration of two additional units. 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. Relevant Goals and Policies of the South Central San Antonio Community Plan may include: Objective 2 – Housing: Encourage the rehabilitation of existing homes and the construction of new housing.
 - Strategy 2.1 – Infill Housing: Construct all types of infill housing on vacant lots throughout the entire community.
 1. Identify vacant land for all types of housing development including single-family, duplexes, 3 to 4 family dwellings, senior housing, and townhouses. Ensure multi-family units are convenient to transportation, medical facilities, stores, and shops. Market the listing of available land to nonprofits and developers. Some of the guiding principles of the Master Plan Policies include:
 - Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.
 - Encourage patterns of development that provide the full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.

Relevant Goals and Policies of the Comprehensive Plan may include:

 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
 - H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
 - H P30: Ensure infill development is compatible with existing neighborhoods.

- Relevant Goals and Policies of the South Central San Antonio Community Plan may include:
- Goal: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.
 - Objective 2 – Housing: Encourage the rehabilitation of existing homes and the construction of new housing.

- Strategy 2.1 – Infill Housing: Construct all types of infill housing on vacant lots throughout the entire community.
6. **Size of Tract:** The subject property is 0.2296 acres, which can reasonably accommodate the proposed residential development.
 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. The Military has indicated that there are no objections to this request.

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses. The applicant intends to rezone to “R-6 CD” to allow for two (2) dwelling units.

The proposed rezoning maintains the residential base district but is seeking additional density for use as residential dwelling units. A rezoning application does not allow Short Term Rentals (STRs) as a use by right. Any applicant seeking to operate an STR must follow the appropriate City and Unified Development Code (UDC) processes and is required to apply and qualify for STR permit(s) through those processes. Short Term Rentals are governed by the UDC Section 16.1100. Also see Section 35-374.01 for STR density limitations, Section 35-399 for establishment regulations, and Section 35-482 for procedures regarding consideration of special exceptions.