



City of San Antonio

Agenda Memorandum

Agenda Date: September 20, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2022-10700226

(Associated Plan Amendment PA-2022-11600087)

SUMMARY:

Current Zoning: "RE AHOD" Residential Estate Airport Hazard Overlay District

Requested Zoning: "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 20, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Adeni Sarina

Applicant: BERGAR Investments, LLC

Representative: Hugo Berlanga

Location: 6485 Hollyhock Road

Legal Description: 3 acres out of NCB 14660

Total Acreage: 3.0

Notices Mailed**Owners of Property within 200 feet:** 20**Registered Neighborhood Associations within 200 feet:** Alamo Farmsteads/ Babcock Road Neighborhood Association**Applicable Agencies:** Planning Department**Property Details**

Property History: The subject property is zoned "RE AHOD" Residential Estate Airport Hazard Overlay District. The property was annexed into the City of San Antonio by Ordinance 41426, dated December 25, 1972 and zoned Temporary "R-1" Single-Family Residential District. The property was rezoned by Ordinance 94424, dated August 23, 2001 to the current "RE" Residential Estate.

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:** R-6 PUD**Current Land Uses:** Single Family Residential Neighborhood**Direction:** South**Current Base Zoning:** R-5 PUD**Current Land Uses:** Single Family Residence**Direction:** East**Current Base Zoning:** RE**Current Land Uses:** Single Family Residence**Direction:** West**Current Base Zoning:** RE**Current Land Uses:** Single Family Residence**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:** Hollyhock**Existing Character:** Local**Proposed Changes:** None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 604

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 for a multi-family development is 1.5 spaces per unit.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: "RE" Residential Estate Districts allow single-family dwelling (detached) with a minimum lot size of one acre (43,560 square feet) and a minimum lot width of 120 feet, accessory dwelling, public and private schools.

Proposed Zoning: "MF-18" Limited Density Multi Family Districts allow Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not located within a half mile of a Premium Transit Corridor or a Regional Center.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Denial.

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 Huebner/ Leon Creek Community Plan and is currently designated as "Low Density Residential Estate" in the future land use component of the plan. The requested "MF-18" 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 Denial.

2. **Adverse Impacts on Neighboring Lands:** Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “RE” Residential Estate District is an appropriate zoning for the property and surrounding area. The requested “MF-18” Limited Density Multi-Family District is not an appropriate zoning. The proposed “MF-18” introduces excessive density into a block that consists single-family development which consists of “RE” and “PUD R-6” zoning. The request introduces atypical density for a single-family, large lot community which would change the rural character of the existing neighborhood.
4. **Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** The request does appear to conflict with public policy objectives of the Huebner/ Leon Creek Community Plan.
 - 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 Policy 30: Ensure infill development is compatible with existing neighborhoods.
 - Community Character & Quality of Life Goal 1: Preserve the character and quality of life of the Huebner/Leon Creeks Community.
 - Community Character & Quality of Life Objective 1.1: Promote new commercial and residential development that is respectful of the primarily residential character of the area.
 - Community Character & Quality of Life Objective 1.3: Maintain the low-density development pattern.
 - Community Character & Quality of Life Objective 1.4: Neighborhood Conservation and Nodal Development - Seek techniques to maintain existing development patterns.
6. **Size of Tract:** The 3 acre site is not of sufficient size to accommodate the proposed Multi-family development.
7. **Other Factors** The property is proposed for development of multifamily uses that shall not exceed 18 units per acre. At 3 acres, there could potentially be development of 54 units. The applicant is requesting to build 32 units.