



City of San Antonio

Agenda Memorandum

Agenda Date: January 17, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2022-10700278 CD

SUMMARY:

Current Zoning: "R-6 H RIO-6 AHOD" Residential Single-Family Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District

Requested Zoning: "R-6 CD H RIO-6 AHOD" Residential Single-Family Historic Mission River Improvement Overlay 6 Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 17, 2023

Case Manager: Ann Benavidez, Planner

Property Owner: Chris and Raquel Kangur

Applicant: Chris and Raquel Kangur

Representative: Gama Mendez

Location: 9446 Espada Road

Legal Description: 1.823 acres out of NCB 11173

Total Acreage: 1.823 Acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Villa Coronado

Applicable Agencies: Office of Historic Preservation, Stinson Airport, World Heritage Organization

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115 dated September 24, 1952, and originally zoned "B" Residence District. The property was rezoned by Ordinance 62153 dated January 9, 1986, to "R-1" Single Family Residence District. With adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned Temporary "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: "R-6"

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: "RM-4" and "I-1"

Current Land Uses: Park, Vacant

Direction: West

Current Base Zoning: "NP-10"

Current Land Uses: Vacant, Concrete Product Supplier

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 Mission Historic District is an overlay district which does not regulate use of the property but does enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

The "RIO-6" River Improvement Overlay District is an overlay district to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

Special District Information:

None.

Transportation

Thoroughfare: Espada Road

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are no VIA bus routes in proximity to the subject site.

Routes Served: NA

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 properties is 1.5 parking spaces per unit. At a proposed 4 units, the parking requirement would be 6 total parking spaces.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family allows dwellings (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. Overlay district that imposes height restriction near civilian and military airports.

Proposed Zoning: "R-6" Residential Single-Family allows dwellings (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. Overlay district that imposes height restriction near civilian and military airports. If approved, the conditional use would permit a total of four residential units on the property.

The "CD" Conditional Use would permit a total of four residential dwelling units on the property.

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 Stinson Airport Vicinity Land Use Plan 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. The property is located in a neighborhood block consisting of large lot single-family properties and homes.
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 four dwelling units is also appropriate. The property is in a neighborhood with low intensity land uses, and directly abuts large lot single family zoning to the north, south, and east. The lot is sized appropriately to accommodate additional residential density on the property and has enough square footage for the additional density to maintain the existing and historically established low density residential development pattern. The CD Conditional Use will require the development be held to a site plan, and any deviation from this site plan would require additional City Council consideration. Additionally, the proposed residential infill aligns with the goals of the Strategic Housing Implementation Plan (SHIP) and will enable the property to accommodate an alternative housing type in the area.
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 Stinson Airport Vicinity Land Use Plan:
 - Goal I: Protect the quality of life of residents including health, safety and welfare
 - o Objective 1.1 Protect integrity of exiting residential neighborhoods
 - o Objective 1.2 Discourage developments of incompatible uses on vacant land
6. **Size of Tract:** The subject property is 1.823 Acres, which could reasonably accommodate the residential development.
7. **Other Factors:** The applicant intends to rezone to "R-6 CD" to accommodate a total of four (4) units. The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses only. There is one existing unit on the property, and the three units proposed equal a total of four units.

This property is located within the Mission Historic District. Any exterior modifications and new construction will require approval from the Office of Historic Preservation. A request for demolition of properties on site require a 60 day hold and a review by the Historic & Design Review Commission. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, the Office of Historic Preservation has communicated with the owner the demolition process; no application has been made to the Office of Historic Preservation for the additional site elements and new construction.