



City of San Antonio

Agenda Memorandum

Agenda Date: March 21, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2023-10700021

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 21, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Stephanie Esquivel

Applicant: Stephanie Esquivel

Representative: Stephanie Esquivel

Location: 110 Avant Avenue

Legal Description: Lot 3, Block 79, NCB 3347

Total Acreage: 0.1722

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Highland Park Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "F" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "F" Local Retail District converted to the current "C-2" Commercial District.

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: "C-2"

Current Land Uses: Bank

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Single-Family Dwelling

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Single-Family 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.

Special District Information:

None.

Transportation

Thoroughfare: South Hackberry Street

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: Avant Avenue

Existing Character: None

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 30,32, 232

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 requirement for a single-family dwelling is 1 per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "C-2" Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: "R-4" Residential Single-Family District allows for Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within ½ a mile from the Downtown Regional Center and within ½ a mile from the Southeast 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 Southeast Community Area Plan and is currently designated as "Urban Low Density Residential" in the future land use component of the plan. The requested "R-4" 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. Surrounding properties are zoned “R-4” Residential Single-Family District and “C-2” Commercial District.
3. **Suitability as Presently Zoned:** The existing “C-2” Commercial District is not an appropriate zoning for the property and surrounding area. The proposed “R-4” Residential Single-Family District is more appropriate for the property. The applicant is rezoning to reflect the existing use of the property as a single-family home. Avant Street has established residential zoning and uses. It is unlikely that commercial uses would occur on a property located between two existing single-family homes.
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 Southeast Community Area Plan and the SA Tomorrow Plan.

Relevant Goals, Objectives and Themes of the Southeast Community Area Plan include:

Goal 3: Neighborhoods Maintain and improve the characteristics that make the neighborhoods of the Southeast Community Area Plan an enjoyable place to live, with special attention to walkability, open spaces, and sense of neighborhood identity.

Housing Strategy 1.2 (Regulatory and Policy, Partnerships, Investment) Allow for a greater diversity of neighborhood compatible housing product types including more compact single-family detached and attached options, affordable housing, and senior-oriented housing within existing and new neighborhoods, through City-initiated rezoning, City and federal housing programs, and encouragement of private development and reinvestment

Relevant Goals and Policies of the SA Tomorrow Plan may include:

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

6. **Size of Tract:** The 0.1722 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The applicant is rezoning to reflect the current use of the property as a single-family home.