



City of San Antonio

Agenda Memorandum

Agenda Date: March 1, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2022-10700022

SUMMARY:

Current Zoning: "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District and "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-4 CD MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Airport Hazard Overlay District and "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 1, 2022

Case Manager: Despina Matzakos, Planner

Property Owner: Craig Henry

Applicant: Nicholas Melde

Representative: Nicholas Melde

Location: 114 Glenwood Court

Legal Description: Lot 22, Block 2, NCB 3064

Total Acreage: 0.177 acres

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Riverside Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned “B” Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B” Residence District converted to the current “R-4” Residential Single-Family District.

Topography: The subject property is located with the Aquifer Artesian Zone and Upper SAR Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4, IDZ

Current Land Uses: Single-Family Homes

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Homes, Duplexes

Direction: South

Current Base Zoning: R-4, IDZ

Current Land Uses: Single-Family Homes

Direction: West

Current Base Zoning: R-4, IDZ, UZROW

Current Land Uses: Tamale Shop, Café, Laundromat, Single-Family Homes

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 “MC-2” South Presa Metropolitan Corridor provides site and building design standards for properties located along South Presa Street between Interstate Highway 10 and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Special District Information:

None.

Transportation

Thoroughfare: Glenwood Court

Existing Character: Local

Proposed Changes: None

Thoroughfare: South Presa Street

Existing Character: Secondary Arterial B

Proposed Changes: None

Public Transit: There are two (2) VIA bus routes within proximity to the property.

Routes Served: 36, 242

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT per Sec. 35-502. A TIA Report is Not Required.

Parking Information: The minimum parking requirement for the proposed development is 1.5 per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-4” Residential Single-Family Districts consist of a 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.

Proposed Zoning: “R-4” “R-4” Residential Single-Family Districts consist of a 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.

The proposed “CD” Conditional Use would allow for four (4) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within proximity to a premium transit corridor and is located within proximity to 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 South Central Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4 CD” Residential Single-Family District base zoning district is consistent with the future land use designation.
- 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. Surrounding properties are primarily “R-4” Residential Single-Family Districts along Glenwood Court or “IDZ” Infill Development Districts along the main Corridor. Although the zoning request would allow for the subject property to maintain the base zoning district of “R-4,” the request would introduce excessive density not already present in the area.
- 3. Suitability as Presently Zoned:** The existing “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-4” Residential Single-Family District with a Conditional Use for four (4) dwelling units is not an appropriate zoning for the property and surrounding 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 objective.

Relevant Goals and Policies of the South-Central 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.

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

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

H Goal 5: High-density housing choices are available within the city’s 13 regional centers and along its arterial and transit corridors.

H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

- 6. Size of Tract:** The 0.177-acre site is not of sufficient size to accommodate the proposed Residential uses and development.
- 7. Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use within the area 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 granting of zoning with Conditional Use shall only be for the zoning case named in the ordinance approving the Zoning Districts with the specified Conditional Use provisions.

The applicant seeks to construct four (4) detached dwelling units on the property.