



City of San Antonio

Agenda Memorandum

Agenda Date: August 1, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2023-10700146 CD

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 1, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Jose and Petra Gomez

Applicant: Jose Gomez

Representative: Jose Gomez

Location: 1827 West Laurel Street

Legal Description: the east 37.5 feet of Lot 18, Block 25, NCB 2085

Total Acreage: 0.1396 acres

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: West End Hope in Action
Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and was originally zoned "C" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "C" Apartment District converted to "MF-33" Multi-Family District. The property was rezoned by Ordinance 2023-02-02-0056 dated February 2, 2023, 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: "C-1", "C-3" "C-2NA"

Current Land Uses: Gas Station, Laundromat, Law Office, Truss Manufacturer

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: "R-6 CD"

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.

Special District Information:

No special district information.

Transportation

Thoroughfare: West Laurel Street

Existing Character: Local Street

Proposed Changes: None Known

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

Routes Served: 82, 88, 282, 288, 103

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 development is 1.5 spaces 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 “CD” Conditional Use would permit four (4) 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 but is within a ½ mile of the Bandera Premium Transit Corridor and the Zarzamora 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 not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.
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 in a residential neighborhood and proposes a density compatible with the surrounding area.
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 (4) dwelling units is also appropriate. The property was zoned for multi-family uses throughout the property's history. The property is already developed as a four-plex and has been operating as such throughout the years; the units were zoned out of compliance by a large area rezoning approved by City Council in February 2023. The rezoning proposal will bring the four units into compliance, and the "CD" Conditional Use will hold the existing structure to a prescribed site plan. The proposal is also consistent with the goals of the Strategic Housing Implementation Plan (SHIP), which encourages diverse housing options for 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 objectives of the SA Comprehensive Plan:
 - 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 P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.
6. **Size of Tract:** The subject property is 0.1396 Acres, which can reasonably accommodate the proposed residential development.
7. **Other Factors** The applicant intends to rezone to "R-6 CD" to develop bring an existing fourplex into compliance.

On January 11, 2023, the property successfully underwent the City of San Antonio Address Assignment/Verification process, where the four units were assigned unit numbers. (ADDR-AVAA-23-10100026)

The proposed rezoning maintains the residential base district but is seeking to make the existing four (4) units on the property compliant. 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.