



City of San Antonio

Agenda Memorandum

Agenda Date: August 2, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2022-10700179 CD

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

Requested Zoning: "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 2, 2022

Case Manager: Elizabeth Steward, Planner

Property Owner: Jerado Martin Jr.

Applicant: Jerado Martin Jr.

Representative: Patrick Christensen

Location: 417 Warren Street

Legal Description: Lot 6, Block 2, NCB 755

Total Acreage: 0.21

Notices Mailed**Owners of Property within 200 feet:** 31**Registered Neighborhood Associations within 200 feet:** Five Points 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 "D" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "D" Apartment District converted to the current "MF-33" Multi-Family District. The property was rezoned by Ordinance 97522, dated April 24, 2003 to "R-4" Residential Single-Family 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:** R-4**Current Land Uses:** Residential Dwelling**Direction:** South**Current Base Zoning:** R-4**Current Land Uses:** Duplex**Direction:** East**Current Base Zoning:** R-4**Current Land Uses:** Residential Dwelling**Direction:** West**Current Base Zoning:** R-4**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: N/A.**Transportation****Thoroughfare:** Warren Street**Existing Character:** Local**Proposed Changes:** None Known

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 2, 82, 88, 202, 282, 288

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 Dwelling 3 Family is 1.5 spaces per unit.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: “R-4” Residential Single-Family allows dwellings (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-5 CD” Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

The Conditional Use would allow three (3) dwelling units.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Midtown Regional Center and within ½ a mile from the Bandera Premium Transit Corridor, New Braunfels Avenue Premium Transit Corridor, and San Pedro 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 Midtown Regional Center Plan and is currently designated as ‘Urban Low Density Residential’ in the future land use component of the plan. The requested “R-5 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.

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-5 CD” Residential Single-Family District with Conditional Use for three (3) dwelling units is also an appropriate zoning for the property and surrounding areas and allows for a mix of housing types. The base district remains residential, and the Conditional Use allows for more density.
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 Midtown Regional Center 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 Goal 6- Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
 - H Policy 11- Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes, and prices.
 - H Policy 24- Encourage and incentivize the development of a range of affordable housing options in and near regional centers and transit corridors.
 - Goal 5: Broaden Housing Choices
 - o Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others.
 - o Conserve existing affordable housing and the existing diverse mix of housing types and expand affordable housing options.
 - o Focus most new housing development closer to multimodal transportation corridors
6. **Size of Tract:** The 0.21 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The existing lot is approximately 9,148 square feet. To demonstrate the intention to develop only one (1) lot with three (3) total units the applicant is requesting to rezone to “R-5 CD”. The “R-5” Residential Single-Family District has a minimum square footage requirement of 5,000 square feet.

The Conditional Use zoning procedure is designed to provide for a land use 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.