



City of San Antonio

Agenda Memorandum

Agenda Date: May 19, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:
ZONING CASE Z-2022-10700083

SUMMARY:
Current Zoning: “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District

Requested Zoning: “MF-33 AHOD” Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 19, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Sumana Ganji

Applicant: Sumana Ganji

Representative: Sumana Ganji

Location: 106 and 110 Mabelle Drive

Legal Description: Lot 14, Lot 15, Lot 16, and the west 5-feet of Lot 17, Block 3, NCB 14949

Total Acreage: 0.3857 Acres

Notices Mailed
Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association
Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 39443 on May 26, 1971, and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 66918 dated April 7, 1988, to "R-1" Single-Family Residence. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Single-Family Residence 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: "O-2" "R-6"

Current Land Uses: Residential Dwelling

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 S", "R-6", "MH"

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: None.

Transportation

Thoroughfare: Mabelle Drive

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: North Weidner

Existing Character: Secondary Arterial A

Proposed Changes: None Known

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

Routes Served: 5, 8, 204

Traffic Impact: Preliminary Review Only– Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

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 multifamily dwelling is 1.5 spaces per unit.

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: “MF-33” Multi-Family District allows development of multi-family up to a maximum density of 33 units per acre.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and is not in proximity to a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 located on the corner of the block, with surrounding corner lots of similar size zoned “MF-33”.
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 “MF-33” Multi-Family District is also appropriate. The size of the lot and placement is consistent with surrounding corner lots that are zoned “MF-33” Multi-Family District. The proposed density is appropriate for the neighborhood.
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 Tomorrow Plan, which support diverse housing types and density.
6. **Size of Tract:** The subject property is 0.761 acres, which can reasonably accommodate a multi-family residential development.
7. **Other Factors:** The applicant intends to rezone to “MF-33” to develop multi-family apartments with a density of 33 units per acre. This would allow a maximum of 25 units on this property.