



City of San Antonio

Agenda Memorandum

Agenda Date: September 6, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:

ZONING CASE Z-2022-10700210 CD

SUMMARY:

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "R-3 CD AHOD" Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 6, 2022.

Case Manager: Mirko Maravi, Planning Coordinator

Property Owner: TAS Projects LLC

Applicant: TAS Projects LLC

Representative: TAS Projects LLC

Location: 117 Gravel Street

Legal Description: the south 58.5 feet of Lot 5, NCB 1405

Total Acreage: 0.0691

Notices Mailed**Owners of Property within 200 feet:** 36**Registered Neighborhood Associations within 200 feet:** Denver Heights**Applicable Agencies:** None.**Property Details**

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "C" Apartment District. The property was rezoned by Ordinance 79329, dated December 16, 1993, to "R-2" Two Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-2" Two-Family Residence District converted to "RM-4" Residential Mixed 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:** "RM-4"**Current Land Uses:** Single-Family Dwelling**Direction:** South**Current Base Zoning:** "RM-4"**Current Land Uses:** Vacant**Direction:** East**Current Base Zoning:** "RM-4"**Current Land Uses:** Vacant**Direction:** West**Current Base Zoning:** "RM-4"**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: N/A.**Transportation****Thoroughfare:** Gravel Street**Existing Character:** Local**Proposed Changes:** None Known

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

Routes Served: 26 and 225

Traffic Impact: The applicant submitted a Traffic Impact Worksheet. Any additional traffic requirements will be evaluated at the Building Permit phase of the project.

Parking Information: The minimum parking for single-family dwellings is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "RM-4" Residential Mixed district allows single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

Proposed Zoning: "R-3 CD" Residential Single-Family allows dwellings with a minimum lot size of 3,000 square feet for R-3, 2,000 square feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

The "CD" Conditional Use allow two (2) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within 1/2 a mile from the Downtown Regional Center and within the 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 located within the Downtown Neighborhood Plan and is currently designated as Residential in the future land use component of the plan. The requested "R-3" 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 "RM-4" Residential Mixed District is an appropriate zoning for the property and surrounding area. The proposed "R-3 CD" Residential Single-Family District with Conditional Use for two (2) dwelling units is also an appropriate zoning. The rezoning will lessen the residential density and allow for the development of two (2) residential dwelling units. This is also in alignment with the Strategic Housing Implementation Plan (SHIP) which encourages the development of additional housing and promotes neighborhood development and growth.
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 of the Downtown Neighborhood Plan:

Downtown Plan Goal: Create urban neighborhoods and increase the number of residents living downtown.

Denver Heights description: Continuation of infill and housing rehabilitation development to maintain existing neighborhood character.
6. **Size of Tract:** The 0.0691 acre site is sufficient size to accommodate the proposed residential development.
7. **Other Factors:** 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.

The applicant is rezoning to develop two residential dwellings.