



City of San Antonio

Agenda Memorandum

Agenda Date: November 1, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2022-10700261 CD

SUMMARY:

Current Zoning: "R-4 NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "R-4 CD NCD-8 AHOD" Residential Single-Family Woodlawn Lake Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 1, 2022, this case was continued from the October 18, 2022 hearing.

Case Manager: Elizabeth Steward, Planner

Property Owner: Digna M. Norris

Applicant: Christopher Valot

Representative: Christopher Valot

Location: 1201 Kentucky Avenue

Legal Description: Lot 1, Block 16, NCB 2056

Total Acreage: 0.1894

Notices Mailed**Owners of Property within 200 feet:** 31**Registered Neighborhood Associations within 200 feet:** Woodlawn Lake 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 "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 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:** Residential Dwelling**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. The Woodlawn Lake Neighborhood Conservation District (NCD-8) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

Special District Information: N/A

Transportation

Thoroughfare: Kentucky Avenue

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Williams Avenue

Existing Character: Local

Proposed Changes: None Known

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

Routes served: 82, 88, 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 for a multi-family unit is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-4" Residential Single-Family District allow 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 CD" Residential Single-Family District allow 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 three (3) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Near North Regional Center and within ½ a mile from the Bandera 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 Near Northwest Community Plan and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “R-4” 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-4 CD” Residential Single-Family District with Conditional Use for three (3) dwelling units is also an appropriate zoning for the property and surrounding area as it only allows one more additional unit than the property would currently be allowed. The property and surrounding area benefit from the B to R-4 conversion, meaning a duplex could be allowed on the property. The main home on Kentucky Avenue will remain a single-family structure and the rezoning would allow construction of a duplex on Williams Avenue in addition to the existing home fronting Kentucky Avenue for a total of three (3) units. The proposed additional density is also appropriate on a corner lot.
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 Near Northwest Community Plan.
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - Housing 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.
 - Housing Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
 - Housing Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
 - Housing Policy 30: Ensure infill development is compatible with existing neighborhoods.
 - Objective 3.1: Rental Housing - Provide well-maintained housing for a mix of incomes.
 - Objective 3.3: Design Standards - Protect and preserve the Near Northwest’s unique housing character.
 - Objective 3.4: Housing Development - Encourage new housing development that is compatible with the community’s character.
6. **Size of Tract:** The 0.1894 acre site is of sufficient size to accommodate the proposed Residential development.
7. **Other Factors:** The applicant is requesting to rezone in order to build a duplex where another structure (ADU) had once been but has since been demolished along Williams Avenue.