



City of San Antonio

Agenda Memorandum

Agenda Date: November 15, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2022-10700290 CD

SUMMARY:

Current Zoning: "R-6 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-6 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 15, 2022

Case Manager: Adolfo Gonzalez, Planner

Property Owner: Brayan Maldonando Arito

Applicant: Brayan Maldonando Arito

Representative: Claudia Gavarrete

Location: 105 Terrell Avenue

Legal Description: Lot 17, Block 1, NCB 7702

Total Acreage: 0.2449 acres

Notices Mailed**Owners of Property within 200 feet:** 24**Registered Neighborhood Associations within 200 feet:** Mission San Jose Neighborhood Association**Applicable Agencies:** Lackland Airforce Base**Property Details**

Property History: The property was annexed into the City of San Antonio by Ordinance 1391, dated September 22, 1944 and zoned "B" Residence District. The property was rezoned by Ordinance 83932, dated April 11, 1996 to "R-1" Single Family-Residence District. 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" 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:** RM-4**Current Land Uses:** Residential Structure**Direction:** East**Current Base Zoning:** R-6**Current Land Uses:** Vacant lot**Direction:** South**Current Base Zoning:** R-6**Current Land Uses:** Residential Structure**Direction:** West**Current Base Zoning:** R-6**Current Land Uses:** Residential Structure**Overlay District Information:**

The "MLOD-2" Lackland Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

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: Terrell Avenue

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: South Flores Street

Existing Character: Secondary Arterial B

Proposed Changes: None known.

Public Transit: There are VIA bus routes in proximity to the subject property.

Routes Served: 43, 243, 515

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for 2 family dwelling is 1 space per unit. The maximum parking requirement for 2 family dwelling is 2 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.

Proposed Zoning: "R-6 CD" 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.

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

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center and is within ½ a mile from the Commerce-Houston 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 South Central San Antonio Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-6 CD” base zoning district is also 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. Surrounding properties are “R-6” Residential Single-Family, “RM-4” Residential Mixed District and there is a concentration of “C-3” General Commercial zoned properties and uses along South Flores Street.
3. **Suitability as Presently Zoned:** The existing “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 Conditional Use for two (2) dwelling units is also an appropriate zoning for the property and surrounding area. The request maintains the base “R-6” district and the “CD” Conditional Use allows consideration of an additional dwelling unit to a prescribed site plan. There are varied densities established throughout the neighborhood, therefore a request for an additional unit is not out of character for the area. Additionally, another home supports the goals of the Strategic Housing Implementation for more housing stock to meet growing housing needs.
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/does not appear to conflict with any South Central San Antonio Community Plan objective.
Objective 2 – Housing: Encourage the rehabilitation of existing homes and the construction of new housing.
Strategy 2.1 – Infill Housing: Construct all types of infill housing on vacant lots throughout the entire community.
Strategy 2.2 – Housing Rehabilitation: Rehabilitate deteriorated or abandoned homes throughout the entire community.
6. **Size of Tract:** The 0.2449 acre site is of 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 for two (2) dwelling units.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation. [There are historic age structures present on these properties. A 30-day review period is required for demolition.]