



City of San Antonio

Agenda Memorandum

Agenda Date: December 6, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Zoning Case Z-2022-10700279

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 6, 2022. This case was continued from November 15, 2022.

Case Manager: Adolfo Gonzalez, Planner

Property Owner: Bexar Harvest LP

Applicant: Bexar Harvest LP

Representative: Patrick W Christensen

Location: 114 Oliphant

Legal Description: Lot 11 & 12, NCB 6689

Total Acreage: 0.3444 acres

Notices Mailed**Owners of Property within 200 feet:** 26**Registered Neighborhood Associations within 200 feet:** The Tobin Hill Neighborhood Association**Applicable Agencies:** Fort Sam Houston**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. The property was rezoned by Ordinance 83331, dated December 15, 1995 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 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:** "R-4"**Current Land Uses:** Residential Structure**Direction:** East**Current Base Zoning:** "R-6"**Current Land Uses:** Residential Structure**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 "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: Oliphant

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: East Magnolia Avenue

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 8

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 single-family development 1.0 spaces per unit. The maximum parking allowed for single-family development is not applicable.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: Single-family dwelling (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: 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Midtown Area Regional Center and within ½ a mile from the Metro Premium Plus 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 Area Regional Center 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-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-4” Residential Single-Family District is also appropriate. The surrounding properties contain residential dwelling structures on either “R-4”, “R-6”, or “RM-4” base zoning districts. The proposed change to “R-4” will be consistent with the existing character of the area.
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 Midtown Area Regional Plan. Relevant Goals and Objectives of the Comprehensive Plan may include: Goal 5: Broaden Housing Choices Objective 5.1: Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others. Objective 5.2: Conserve existing affordable housing and the existing diverse mix of housing types and expand affordable housing options.
6. **Size of Tract:** The 0.3444 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors** The property is proposed for development of a residential subdivision with lot sizes of 4,000 square feet. At 0.3444 acres, there could potentially be development of 3 lots. The applicant is proposing 2 lots in the future with the rezoning.