



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 7, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**  
ZONING CASE Z-2022-10700353 CD

**SUMMARY:**

**Current Zoning:** "R-4 H AHOD" Residential Single-Family Historic Airport Hazard Overlay District

**Requested Zoning:** "R-4 CD H AHOD" Residential Single-Family Historic Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 7, 2023. This case was continued from February 21, 2023.

**Case Manager:** Camryn Blackmon, Zoning Planner

**Property Owner:** Karen Keener

**Applicant:** Karen Keener

**Representative:** Frank Nicholson

**Location:** 117 West Woodlawn Avenue

**Legal Description:** Lot 15 and the east 36.5 feet of Lot 14, Block 15, NCB 1837

**Total Acreage:** 0.2696

**Notices Mailed****Owners of Property within 200 feet:** 25**Registered Neighborhood Associations within 200 feet:** Monte Vista Historical Neighborhood Association**Applicable Agencies:** Fort Sam Houston and Office of Historic Preservation**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 48382, dated August 18, 1977, to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-2" Business District converted to the current "C-2" Commercial District. The property was rezoned by Ordinance 2020-12-03-0861, dated December 13, 2020, to "R-4" Residential Single-Family.

**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:** C-1**Current Land Uses:** Office**Direction:** East**Current Base Zoning:** O-1**Current Land Uses:** Law Office**Direction:** South**Current Base Zoning:** R-4**Current Land Uses:** Single Family Dwelling**Direction:** West**Current Base Zoning:** R-4 CD**Current Land Uses:** Three dwelling units**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:** West Woodlawn Avenue

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None Known

**Thoroughfare:** North Main Street

**Existing Character:** None

**Proposed Changes:** None Known

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

**Routes Served:** 3, 4, and 90

**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 two (2) dwelling units is 1 per unit. The maximum parking requirement for two (2) dwelling units is 2 per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: "R-4" Residential Single-family allows a 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 allows a 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 "CD" Conditional Use would allow two (2) dwelling units.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

Subject property is located within ½ a mile from the Midtown Regional Center and within ½ a mile from the New Braunfels Avenue 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 Monte Vista Neighborhood Plan that is used as a guide only in evaluating zoning cases. Therefore, a finding of consistency is based on goals and objectives of the plan and 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. Surrounding properties are zoned “R-4” Residential Single-Family District, “MF-33” Multi-family District, and “C-2” Commercial District.
3. **Suitability as Presently Zoned:** The existing “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The requested “R-4 CD” Residential Single-Family District with a Conditional Use for two (2) dwelling units is also appropriate. The subject property is in a neighborhood with varying residential densities and commercial uses. The proposed density and configuration would maintain the established character of the neighborhood. Additionally, the proposed use will also provide an alternative housing type to the area and aligns with the goals of the Strategic Housing Implementation Plan (SHIP).
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 Comprehensive Plan.  
**Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan include:**
  - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods
  - H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available
  - H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
6. **Size of Tract:** The 0.2696 acre site is of sufficient size to accommodate the proposed two (2) dwelling unit development.
7. **Other Factors:** The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.

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 permit two (2) dwelling units.

This property is located within the Monte Vista Historic District. Any future exterior modifications or new construction will require written approval from the Office of Historic

Preservation. Approval of a zoning change does not supersede any requirements for design review outlined in Article VI of the Unified Development Code.