



City of San Antonio

Agenda Memorandum

Agenda Date: April 6, 2023

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2022-10700248 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 four (4) dwelling units

BACKGROUND INFORMATION:

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

Case Manager: Kellye Sanders, Senior Planner

Property Owner: Pour House Holdings, LLC

Applicant: Robert Benke

Representative: Rick Serrato

Location: 1823 West Craig Place

Legal Description: Lot 5 and Lot 6, Block 1, NCB 1975

Total Acreage: 0.4155

Notices Mailed**Owners of Property within 200 feet:** 31**Registered Neighborhood Associations within 200 feet:** Woodlawn Lake**Applicable Agencies:** Planning Department, 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. Under the 2001 unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "B" Residence District was 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, Vacant Lot**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 Area 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: West Craig Place

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 90, 103, 289

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 Dwelling – 4 Family is 1.5 per unit. The maximum parking limit for Dwelling – 4 Family is 2 per unit.

ISSUE:

None

ALTERNATIVES:

Current Zoning: “R-4” Residential Single-Family District permits 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 allows 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 will allow for four (4) dwelling units.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located in or within ½ mile from a Regional Center but located within ½ a mile from the Zarzamora 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 Near Northwest Community Plan and is currently designated as “Medium 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. There are established duplexes and four units on other properties within the block.
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 a Conditional Use for four (4) dwelling units is also appropriate and allows for more housing options in the area. The property is allowed a duplex as a result of the “B” to “R-4” conversion as per Unified Development Code Sec 35-D101(j), and due to the legal description being two lots in original configuration, there is a potential of four (4) dwelling units on the subject property without the zoning. Applicant is requesting this zoning change to keep original structure to convert to a duplex and add another duplex on the subject property. The request for more density also meets the goals and objectives of the Strategic Housing Implementation Plan for additional density to support the growing San Antonio population and to address the various levels of economic housing need.
4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

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 Policy 10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.

Housing Policy 30: Ensure infill development is compatible with existing neighborhoods.

Historic Preservation and Cultural Heritage Policy 9: Protect well-established neighborhoods by strengthening Neighborhood Conservation Districts (NCD) to address the appropriateness of new and infill construction through enforceable design standards that allow neighborhoods to define unique character and features and promote compatible infill development.

Relevant Goals and Objectives of the Near Northwest Community Plan may include:

Goal 3 Housing: Preserve and revitalize the community’s unique mix of quality housing.

Objective 3.1: Rental Housing - Provide well-maintained housing for a mix of incomes.

Objective 3.2: Home Improvement and Maintenance - Encourage investment in housing improvement and maintenance.

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 0.4155 acre site is of sufficient size to accommodate the proposed residential development.
- 7. Other Factors:** 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.

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 repurpose and develop four (4) dwelling units on the property.