



City of San Antonio

Agenda Memorandum

Agenda Date: May 2, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2023-10700063 CD

SUMMARY:
Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 2, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Dadeland LLC

Applicant: Ana Costa

Representative: Ana Costa

Location: 330 West Hermosa Drive

Legal Description: Lot 13, Block 6, NCB 9194

Total Acreage: 0.1919 Acres

Notices Mailed**Owners of Property within 200 feet:** 36**Registered Neighborhood Associations within 200 feet:** Edison Neighborhood Association**Applicable Agencies:** Planning Department**Property Details**

Property History: The subject property was annexed into the City of San Antonio by Ordinance 1941, dated May 31, 1940, and was zoned "A" Single-Family Residence District. The property was converted by 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, to the current "R-5" Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** "R-5"**Current Land Uses:** Residential Dwelling**Direction:** South**Current Base Zoning:** "R-5"**Current Land Uses:** Residential Dwelling**Direction:** East**Current Base Zoning:** "R-5"**Current Land Uses:** Residential Dwelling**Direction:** West**Current Base Zoning:** "R-5"**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.

Special District Information:

None.

Transportation**Thoroughfare:** West Hermosa Drive**Existing Character:** Local Street**Proposed Changes:** None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 4, 204

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for a property that accommodates two dwelling units is 1 parking space per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-5” Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed Zoning: “R-5” Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

If approved, the “CD” Conditional Use would permit a second detached dwelling unit on the property.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within a ½ mile of the San Pedro 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 North Central Neighborhoods Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-5 CD” 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 current “R-5” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-5 CD” Residential Single-Family District with a Conditional Use for two (2) units is also appropriate. The proposed “R-5” Residential Single-Family maintains the base zoning district and the “CD” Conditional Use allows consideration of a second dwelling unit. Change of zoning requests which include a Conditional Use will require the development to be held to a prescribed site plan that will address things like parking and the layout of the property, prohibit expansion of the units, and will limit the density to two units. Any deviation from the approved site plan will require additional council consideration. Additionally, the request aligns with the goals of the Strategic Housing Implementation Plan by increasing the availability of housing to help with the growing population of the city.
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 West/Southwest Sector Plan:
 - 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 3.4: Housing Development Encourage new housing development that is compatible with the community’s character.
6. **Size of Tract:** The subject property is 0.1919 acres, which can accommodate the proposed residential development.
7. **Other Factors:** The applicant intends to rezone to “R-5 CD” to utilize and bring an existing second dwelling unit on the subject property into compliance.

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.