



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** May 16, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**  
ZONING CASE Z-2023-10700090 CD

**SUMMARY:**

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

**Requested Zoning:** "R-4 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 16, 2023

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

**Property Owner:** JSA Homes c/o Francisco Morales

**Applicant:** JSA Homes c/o Francisco Morales

**Representative:** JSA Homes c/o Francisco Morales

**Location:** 319 South San Marcos

**Legal Description:** Lot 36, Block 2, NCB 2346

**Total Acreage:** 0.1642

**Notices Mailed**

**Owners of Property within 200 feet:** 25

**Registered Neighborhood Associations within 200 feet:** Historic Westside Residents  
**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The subject property was located within the original 36 square miles of the City of San Antonio and zoned "C" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "C" Apartment District converted to "MF-33" Multi-Family District. The property was rezoned by Ordinance 97325, dated March 13, 2003, to "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:** Single-Family Dwelling

**Direction:** East

**Current Base Zoning:** "I-2"

**Current Land Uses:** CPS Energy

**Direction:** South

**Current Base Zoning:** "R-4"

**Current Land Uses:** Vacant Lot

**Direction:** West

**Current Base Zoning:** "R-4"

**Current Land Uses:** Single-Family 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:** South San Marcos

**Existing Character:** None

**Proposed Changes:** None Known

**Thoroughfare:** Grenet Street

**Existing Character:** None

**Proposed Changes:** None Known

**Public Transit:** There is no public transit within walking distance of the property.

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

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: “R-4” Residential Single-Family Districts allow 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” Residential Single-Family Districts allow 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 would allow two (2) dwelling units.

**FISCAL IMPACT:**

None.

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

Subject property is located within the Downtown Regional Center and 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 Downtown Neighborhood Plan and is currently designated as “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. Surrounding properties are zoned “R-4” Residential Single-Family 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 an appropriate zoning. The proposed “R-4 CD” maintains the base residential district and the “CD” Conditional Use allows consideration of two (2) units. Further, the request includes a prescribed site plan, which addresses different development aspects like parking and the layout of the two (2) units. Any major deviations from the approved site plan will require additional council consideration. The request also aligns with the goals of the Strategic Housing Implementation Plan by increasing available housing stock to help with the growing population needs 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 Downtown Neighborhood Plan and the Comprehensive Plan.

**Relevant Goals/Objectives and Action Steps of the Downtown Neighborhood Plan may include:**

- Create urban neighborhoods and increase the number of residents living downtown. Encourage affordable housing for a wider range of people and create new housing incentives.
- Action Plan 1. Improve and maintain the pedestrian environment.
- Action Plan 6. Provide housing development incentives to encourage people to live downtown

**Relevant Goals and Policies of the Comprehensive Plan may 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 at a variety of price and rent levels.
- H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
- H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.
- H P11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.

6. **Size of Tract:** The 0.1642 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 to develop two (2) dwelling units.