



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 18, 2021

**In Control:** City Council Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**  
ZONING CASE Z-2021-10700241 CD

**SUMMARY:**

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

**Requested Zoning:** "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 19, 2021

**Case Manager:** Rebecca Rodriguez, Planner

**Property Owner:** Neighborhood Housing Services of San Antonio, Inc

**Applicant:** Christopher Sanchez

**Representative:** Christopher Sanchez

**Location:** 863 Steves Avenue

**Legal Description:** The north 137.5 feet of Lot 112, Block 2, NCB 2977

**Total Acreage:** 0.1584

**Notices Mailed**

**Owners of Property within 200 feet:** 35

**Registered Neighborhood Associations within 200 feet:** Roosevelt Park Neighborhood Association

**Applicable Agencies:** None

**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 03, 2001, the property zoned "B" Residence District 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:** Single-Family Residence

**Direction:** South

**Current Base Zoning:** R-4

**Current Land Uses:** Single-Family Residence

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Single-Family Residence

**Direction:** West

**Current Base Zoning:** R-4

**Current Land Uses:** Duplex

**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:** Steves Avenue

**Existing Character:** Secondary Arterial B

**Proposed Changes:** None

**Thoroughfare:** Roosevelt Avenue

**Existing Character:** Primary Arterial B

**Proposed Changes:** Roosevelt Avenue (US Highway 90 to Southeast Loop 410) -- Improvements from Hwy 90 to Mission San Jose (north of SE Military). Includes pedestrian amenities and enhancements as appropriate and within available funding. City funding will leverage State funding.

**Public Transit:** There are VIA bus routes are within walking distance of the subject property. Routes served: 34, 42, 232

**Traffic Impact:** Steves is identified on the City's Major Thoroughfare Plan as (Secondary Arterial Type B 70'-86' ROW). ROW dedication and improvement may be required. Arterials require a minimum 48' pavement – 24' from centerline. Per UDC Table 506-3, note 5 bike facilities are required on all arterials along with sidewalks.

**Parking Information:** The minimum parking requirement for three (3) family dwelling units is 1.5 per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** "R-4" Residential Single-Family allows 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 allows 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 for three (3) dwelling units.

**FISCAL IMPACT:**

None.

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

The subject property is within the Downtown Regional Center and within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend Denial with Alternate Recommendation for “R-4 CD” Residential Single-Family District with a Conditional Use for two (2) dwelling units.

**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 Area Regional Center 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 find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use for three (3) dwelling units is not consistent with the established development pattern of the surrounding area.
- 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 three (3) units is not an appropriate zoning for the property. However, there are several duplexes found on the block including the property to the west. Thus, staff recommends denial with an alternate recommendation for (2) units, rather than three (3) units.
- 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 appear to conflict with the following public policy objectives:

**Relevant Goals and Policies of the Comprehensive Plan may include:**

**GCF Goal 1:** Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

**GCF Goal 4:** Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

**GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.

**GCF P8:** Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

**H Goal 6:** Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

**H P22:** Redevelop vacant and underutilized properties on transit corridors into stand alone or mixed-use higher-density housing.

**H P30:** Ensure infill development is compatible with existing neighborhoods.

**Relevant Goals, Recommendations and Strategies of the Downtown Area Regional Center Plan may include:**

Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods

6. **Size of Tract:** The 0.1584-acre site is for 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 a three (3) residential unit development.

If the rezoning is recommended for approval, the applicant has been made aware they will need to apply for a setback variance due to the proposed detached rear structure being less than 5-feet from the side property line.