



City of San Antonio

Agenda Memorandum

Agenda Date: November 18, 2021

In Control: City Council Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2021-10700242 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: October 19, 2021

Case Manager: Rebecca Rodriguez, Planner

Property Owner: Neighborhood Housing Services of San Antonio, Inc

Applicant: Christopher Sanchez

Representative: Christopher Sanchez

Location: 503 Mebane Street

Legal Description: Lot 26, Block 1, NCB 9522

Total Acreage: 0.1228

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 1256, dated August 3, 1944 and zoned "J" Commercial District. The property was rezoned by Ordinance 33016, dated January 21, 1965 to "A" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "A" Business District converted 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 floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: R-5

Current Land Uses: Single-Family Residence

Direction: East

Current Base Zoning: R-5

Current Land Uses: Single-Family Residence

Direction: West

Current Base Zoning: R-5

Current Land Uses: Single-Family Residence

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: Mebane Street

Existing Character: Local
Proposed Changes: None

Thoroughfare: S. Olive Street
Existing Character: Local
Proposed Changes: None

Public Transit: There are no VIA bus routes are within walking distance of the subject property.

Traffic Impact: ROW dedication and improvement may be required along Olive and Mebane.

Parking Information: The minimum parking requirement for two (2) residential units is 1 per unit.

ISSUE:
None.

ALTERNATIVES:

Current Zoning: “R-5” Residential Single-Family allows 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 allows 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.

The “CD” Conditional Use would allow two (2) dwelling units.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is not within a Regional Center but is within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial. Zoning Commission 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 South Central San Antonio Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested “R-5” 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 is not consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “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 not an appropriate zoning as it is out of character for the surrounding area. In addition, this would introduce a new pattern of development within the single-family residential neighborhood. While properties to the north of the subject site are zoned “MF-33” Multi-Family District, they are used as single-family residences.
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 public policy objectives. The proposed zoning change will not meet the following principles of the South Central San Antonio Community Plan:

Maintain community character.

Low density residential supports the principles of reinforcing existing neighborhoods.

Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations.

6. **Size of Tract:** The 0.1228-acre site is sufficient size to accommodate 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 second residential unit on the property.

The applicant will need to apply for a variance due to the proposed attached structure being less than 20-feet from the rear property line, if the rezoning is approved. The applicant was made aware of this requirement.