



City of San Antonio

Agenda Memorandum

Agenda Date: January 27, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 10

SUBJECT:

Zoning Case Z-2021-10700300

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 7, 2021

Case Manager: Summer McCann, Planner

Property Owner: Marek Sieczynski

Applicant: Marek Sieczynski

Representative: Marek Sieczynski

Location: 6202 Ahern Drive, 6202-6211, 6219 Balcombe

Legal Description: Lot 6, Block 2, NCB 18412; Lot 6, Block 3, NCB 18412; Lots 5,7-17, Block 3, NCB18413, Lots 11-13, Block 4, NCB 18414

Total Acreage: 4.5832 Acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Randolph Hills Civic Club

Applicable Agencies: Randolph AFB

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 64021, dated December 28, 1986 and zoned "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to "R-6" 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-6"

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Vacant Lot. Single-Family Dwelling

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwelling

Direction: West

Current Base Zoning: "C-3NA CD"

Current Land Uses: Auto Sales, Tire Shop

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: Ahern

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Balcombe

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 21

Traffic Impact: Per UDC a Paper street is “right-of-way that is shown on an approved or recorded subdivision plat or tax map and that is unpaved, uncontinuously paved, or paved at less than twenty (20) feet of average width. Any use of the paper street right-of-way for construction, storage or other purposes is prohibited unless the street is quitclaimed by the owner and vacated through a replat. Construction or improvements to the paper street shall be required with development on adjacent lots or properties.”

Parking Information: The minimum parking requirement for a single-family dwelling is 1 per unit.

ISSUE: None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: “RM-4” Residential Mixed District allows single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a premium transit corridor or within a Regional Center.

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 not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.

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-6” Residential Single-Family District is an appropriate zoning for the area. The proposed “RM-4” Residential Mixed District is also appropriate and would allow for additional housing to be built on vacant lots. The proposed density is appropriate given that there are “C-3NA” General Commercial Nonalcoholic Sales District uses to the north and west of the subject area. Additionally, the proposed development would create an appropriate transition between the commercial and single-family uses found in the surrounding area.
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 subject property is not located within a Neighborhood, Community, or Sector Plan and thus, does not conflict with policy objectives for this area. However, the request is generally aligned with policies of the San Antonio Tomorrow Plan for diverse housing options and affordable housing alternatives.
6. **Size of Tract:** The approximately 4.5832 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The subject property is located within the Randolph AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant is rezoning to “RM-4” Residential Single-Family District.