



# City of San Antonio

## Agenda Memorandum

**File Number:**  
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**Agenda Item Number:** {{item.number}}

**Agenda Date:** September 21, 2021

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**  
ZONING CASE Z-2021-10700215 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 Two (2) Dwelling Units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 21, 2021

**Case Manager:** Lorianne Thennes, Senior Planner

**Property Owner:** Melissa Molina

**Applicant:** Melissa Molina

**Representative:** Melissa Molina

**Location:** 614 Barberry Street

**Legal Description:** Lot 4, Block 4, NCB 11205

**Total Acreage:** 0.1515

**Notices Mailed**

**Owners of Property within 200 feet:** 37

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the city by Ordinance 18115, dated September 24, 1952 and was originally zoned "B" Residence District. The previous "B" district converted to the current "R-4" Residential Single-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

**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:**

**Current Land Uses:** Drainage ditch, single-family dwellings

**Direction:** East

**Current Base Zoning:**

**Current Land Uses:** Single-family dwellings

**Direction:** South

**Current Base Zoning:**

**Current Land Uses:** Single-family dwellings

**Direction:** West

**Current Base Zoning:**

**Current Land Uses:** Single-family dwellings, SAWS service station

**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:** Barberry Street

**Existing Character:** Local

**Proposed Changes:** None

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

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

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

### **ISSUE:**

None

### **ALTERNATIVES:**

Current Zoning: 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: 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.

### **FISCAL IMPACT:**

None

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

The property is not within a regional center or a 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 Stinson Airport Vicinity Land Use Plan and is currently designated as “Low Density Residential.” The requested “R-4” 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 surrounding zoning is “R-4” Residential Single-Family.

3. **Suitability as Presently Zoned:** The current "R-4" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The applicant is maintaining the base zoning district of "R-4" Residential Single-Family. The "CD" Conditional Use allows the consideration of two (2) 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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Stinson Airport Vicinity Land Use Plan: Goal I: Protect the quality of life of residents including health, safety and welfare Objective 1.1 Protect integrity of exiting residential neighborhoods Objective 1.3 Enhance quality of the environment in existing neighborhoods that are impacted by airport noise
6. **Size of Tract:** The subject property is 0.1515 acres, which could reasonably accommodate two (2) dwelling units.
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. Per the "B" to "R-4" code conversion the applicant can construct a duplex. The applicant will also have development constraints due to the existing floodplain.