



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 18, 2021

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 3

**SUBJECT:**  
ZONING CASE Z-2021-10700259 CD

**SUMMARY:**

**Current Zoning:** “R-6 CD AHOD” Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units

**Requested Zoning:** “R-6 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:** Forrest Wilson, Planner

**Property Owner:** Sweet Home Realty, LLC

**Applicant:** Marco A. Sepulveda

**Representative:** Marco A. Sepulveda

**Location:** 200 West Ansley

**Legal Description:** Lot 103, Block 8, NCB 11101

**Total Acreage:** 1.9100

**Notices Mailed**

**Owners of Property within 200 feet:** 23

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

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and zoned "B" Residence District. The property was rezoned by Ordinance 66677, dated February 25, 1988 to "R-1" Single-Family Residence District with a Special Use Permit for two (2) units. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District with a Special Use Permit for two (2) units converted to "R-6" Residential Single-Family District with a Special Use Authorization for two (2) units.

**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:** Single-Family

**Direction:** East

**Current Base Zoning:** "R-6", "R-6 CD"

**Current Land Uses:** Single-Family

**Direction:** South

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-Family

**Direction:** West

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-Family

**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:** West Ansley**Existing Character:** Local**Proposed Changes:** None Known**Thoroughfare:** Clamp Avenue**Existing Character:** Local**Proposed Changes:** None Known**Public Transit:** VIA bus routes are within walking distance of the subject property.**Routes Served:** 44, 243**Traffic Impact:** No TIA report required.**Parking Information:** The minimum parking requirement for a single-family dwelling is 1 parking space per unit.**ISSUE:**

None

**ALTERNATIVES:**

Current Zoning: "R-6" 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: "R-6" 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.

The Conditional Use would allow for three (3) dwelling units.

**FISCAL IMPACT:**

None

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

The subject property is not located within a Regional Center or Premium Transit Corridor.

**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 located within the West/Southwest Sector Plan and is currently designated as General Urban Tier in the current land use component of the plan. The requested "R-6" Residential Single-Family base zoning district is consistent with the current 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 primarily residential with single and multiple-units.
3. **Suitability as Presently Zoned:** The existing "R-6 CD" Residential Single-Family District with a Conditional Use for two (2) dwelling units is an appropriate zoning for the property and surrounding area. The proposed "R-6 CD" Residential Single-Family District with a Conditional Use for three (3) dwelling units is also appropriate for the property and surrounding area given the large lot size and proximity to adjacent single-family with conditional uses for two and four dwelling 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 change of zoning does not appear to conflict with the following goals and strategies of the West/Southwest Sector Plan. Housing Goals and Strategies • HOU-1.1 Promote quality design and construction for new housing • HOU-1.2 Provide a range of housing types and prices to accommodate all residents within the Sector and within the same neighborhoods
6. **Size of Tract:** The 1.9100 acre site is of sufficient size to accommodate three (3) residential 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.

The applicant is rezoning for three (3) residential dwelling units to align the zoning with the current use of the property.