



City of San Antonio

Agenda Memorandum

Agenda Date: December 7, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 8

SUBJECT:
ZONING CASE Z-2021-10700299 CD

SUMMARY:
Current Zoning: "R-6" Residential Single-Family District

Requested Zoning: "R-6 CD" Residential Single-Family District with a Conditional Use for two (2) dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 7, 2021

Case Manager: Summer McCann, Planner

Property Owner: Omar Enriquez

Applicant: Omar Enriquez

Representative: Omar Enriquez

Location: 11115 Vance Jackson Road

Legal Description: Lot 13, NCB 14698

Total Acreage: 1.885 acres

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Vance Jackson Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 39443, dated May 26, 1971, and zoned Temporary “R-1” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the portion of the property zoned Temporary “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" "MF-33"

Current Land Uses: Multi-Family, Single-Family Dwellings

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwelling

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Dwelling

Overlay District Information: None.

Special District Information: None.

Transportation

Thoroughfare: Vance Jackson

Existing Character: Minor

Proposed Changes: None Known

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

Routes Served: 96, 534

Traffic Impact: Vance Jackson is identified on the City’s Major Thoroughfare Plan as (Secondary Arterial Type A 86’ ROW). ROW dedication and improvement may be required. Arterials require

min. 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 a one-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: "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.

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 premium transit corridor or within a Regional Center.

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 North Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested "R-6" base zoning district 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 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 "R-6 CD" Residential Single-Family District with a Conditional Use for two (2) dwelling units is also appropriate given that there are properties in the area with two or more units. Additionally, the applicant has indicated they intend to preserve the current structure but would like to construct a larger single-family dwelling in front of the existing unit, which is further back on the property. The proposed

density and configuration would maintain the established character of the neighborhood. Additionally, the subject property is a large lot, fronting a minor arterial street which is appropriate for additional density.

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 North Sector Plan:
 - Goal LU-1 Compatible land use pattern promoted so that natural resources are preserved and the local economy remains viable.
 - LU-1.3 Promote a variety of housing types, including apartments, lofts, condominiums, townhouses and single family attached and detached housing between Loop 1604 and Loop 410.
 - LU-1.5 Promote flexibility and innovation in residential, business and recreational land uses through planned unit developments, conservation subdivisions, specific plans, mixed use projects, and other innovative development and land use planning techniques.
 - Goal HOU-1 Continued support for development of diverse housing stock using infill housing development between Loop 1604 and Loop 410.
 - HOU-1.1 Consider innovative allowances in zoning amendments that promote a variety of housing types in the North Sector and embrace flexible standards, including, but not limited to: zero lot lines, clustering of development, and density bonuses as per the Sector Land Use Plan
6. **Size of Tract:** The approximately 1.885 acre site is of sufficient size to accommodate the proposed residential uses.
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 two (2) dwelling units.