



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** March 21, 2023

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**  
ZONING CASE Z-2023-10700028

**SUMMARY:**  
**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District  
**Requested Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** March 21, 2023

**Case Manager:** Elizabeth Steward, Zoning Planner

**Property Owner:** Hannah Minard

**Applicant:** Hannah Minard

**Representative:** Hannah Minard

**Location:** 235 Cornell Avenue

**Legal Description:** Lot 4, Block 5, NCB 2048

**Total Acreage:** 0.2006

**Notices Mailed**  
**Owners of Property within 200 feet:** 29

**Registered Neighborhood Associations within 200 feet:** Uptown Neighborhood Association  
**Applicable Agencies:** N/A

**Property Details**

**Property History:** The subject property was located within the original 36 square miles of the City of San Antonio and zoned “B” Residence District. The property was rezoned by Ordinance 86704, dated September 25, 1997 to “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 the current “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:** Single Family Residence

**Direction:** South

**Current Base Zoning:** RM-4

**Current Land Uses:** Residential Dwelling

**Direction:** East

**Current Base Zoning:** R-6

**Current Land Uses:** Single Family Residence

**Direction:** West

**Current Base Zoning:** R-6

**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:**

N/A

**Transportation**

**Thoroughfare:** Cornell Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the subject property. Routes served: 82, 88, 282, 288

**Traffic Impact:** The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502\*\* A TIA Report is not required.

**Parking Information:** The minimum parking for a Single-Family Residence is 1 space per unit.

**Thoroughfare:** Cornell Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the subject property. Routes served: 82, 88, 282, 288

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**Thoroughfare:** Cornell Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** There is public transit within walking distance of the subject property. Routes served: 82, 88, 282, 288

**Traffic Impact:** The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502\*\* A TIA Report is not required.

**Parking Information:** The minimum parking for a Single Family Residence is 1 space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Current Zoning: 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: 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 subject property is located within the Midtown Regional Center Plan and is located within ½ mile from the Bandera metro 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 Midtown Regional Center Plan and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “R-4” 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 existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-4” Residential Single-Family District is also an appropriate zoning for the property and surrounding area. The surrounding area is made up of many different housing types and configurations, including duplexes, single family houses, and fourplexes. The proposed rezoning request is aligned with the Strategic Housing Implementation Plan which encourages diversified housing types to meet the growing housing needs of the city.
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 not appear to conflict with any public policy objectives of the Midtown Regional Center Plan.
  - H Goal 2- A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
  - H Goal 3- Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
  - H Goal 6- Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
  - H Policy 11- Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.
  - H Policy 24- Encourage and incentivize the development of a range of affordable housing options in and near regional centers and transit corridors.

- Goal 5: Broaden Housing Choices
  - o Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others.
  - o Conserve existing affordable housing and the existing diverse mix of housing types, and expand affordable housing options.
  - o Focus most new housing development closer to multimodal transportation corridors

6. **Size of Tract:** The 0.2004 acre site is of sufficient size to accommodate the proposed Residential development.
7. **Other Factors:** The applicant intends to replatt the lot to build one additional home on its' own lot fronting on West Myrtle Street.