



City of San Antonio

Agenda Memorandum

Agenda Date: April 18, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

ZONING CASE Z-2023-10700050 CD

SUMMARY:

Current Zoning: "C-2 MLOD-2 MLR-2 AHOD" Commercial Lackland Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "R-3 CD MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay District Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for three (3) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 18, 2023

Case Manager: Ann Benavidez, Zoning Planner

Property Owner: Charles Price Jr.

Applicant: Charles Price Jr.

Representative: Charles Price Jr.

Location: 3043 West Salinas Street

Legal Description: Lot 12, Block 10, NCB 2249

Total Acreage: 0.689 Acres

Notices Mailed

Owners of Property within 200 feet: 54

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association

Applicable Agencies: Lackland Army Base, Planning Department, Office of Historic Preservation

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and was originally zoned "GG" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "GG" Local Retail District converted to the current "C-2" Commercial District.

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: "MF-33"

Current Land Uses: Residential Dwelling (Single-Family)

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Vacant, Residential Dwelling (Single-Family)

Direction: East

Current Base Zoning: "C-2" "MF-33"

Current Land Uses: Vacant, Residential Dwelling (Single-Family)

Direction: West

Current Base Zoning: "C-2" "MF-33"

Current Land Uses: Residential Dwelling (Single-Family), Duplex

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. The "MLOD-2" Lackland Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Special District Information:

NA

Transportation

Thoroughfare: West Salinas

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: North Murry Street

Existing Character: Local Street

Proposed Changes: None Known

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

Routes Served: 103, 77, 277

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for a triplex is 1.5 parking spaces per unit. The site plan proposes a total of three (3) units, which yields a total of five (5) required spaces.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

Proposed Zoning: “R-3 CD” Residential Single-Family Districts permit dwellings with a minimum lot size of 3,000 square feet for R-3, 2,000 square feet for R-2 and 1,250 square feet for R-1 and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes.

If approved, the “CD” Conditional Use would permit a total of three (3) units on the property.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, but is within a ½ mile of the Commerce - Houston and Zarzamora Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation of “R-3 CD” Residential Single-Family District with a Conditional Use for two (2) units.

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; however, the three units proposed is dense for the property.
3. **Suitability as Presently Zoned:** The current “C-2” Commercial District is not an appropriate zoning for the property and surrounding area. The proposed “R-3” Residential Single-Family District is an appropriate base zoning designation for the property, but the three units proposed is inappropriate considering the surrounding development pattern and the size of the property. The property is on the corner of two local streets, and there is a pattern of other properties that are sized and placed similarly in proximity accommodating a duplex. Therefore, staff offers an alternate recommendation of “R-3 CD” Residential Single-Family District with a Conditional Use for two (2) units. This alternate recommendation will support more density than is currently permitted, while also aligning more consistently with surrounding context. The additional density is also consistent with the Strategic Housing Implementation Plan for diverse housing for all income levels.
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 SA Tomorrow Plan, which support diverse housing types and density.
6. **Size of Tract:** The subject property is 0.689 acres, which can reasonably some residential infill.
7. **Other Factors** The applicant intends to rezone to “R-3 CD” to renovate the existing structure into three units.

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.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation. There are historic age structures present on these properties. A 30-day review period is required for demolition.

The parking requirement for the proposed development is five parking spaces. The site plan indicates three acceptable parking spaces. If approved, the applicant will need a variance with the Board of Adjustment to satisfy the requirement for the remaining two parking spaces.