



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 10

SUBJECT:
ZONING CASE Z-2023-10700068

SUMMARY:

Current Zoning: “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District

Requested Zoning: “IDZ-1 AHOD” Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 18, 2023

Case Manager: Elizabeth Steward, Zoning Planner

Property Owner: Juan J. Cruz

Applicant: J. Cruz Properties

Representative: The Kaufman Group

Location: 1602 West Terra Alta Drive

Legal Description: Lot 1, Block 1, NCB 13335

Total Acreage: 0.1956

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Oak Park neighborhood Association, Northwood Neighborhood Association

Applicable Agencies: Aviation Department, Planning Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 18115, dated September 24, 1952 and zoned Temporary "A" Single-Family Residence District. The property was rezoned by Ordinance 24621, dated May 7, 1957 to "A" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "A" Single-Family Residence District converted to the current "R-5" 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-3 and MF-40

Current Land Uses: Apartment Complex and Single-Family Houses

Direction: South

Current Base Zoning: R-5

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: R-4 and R-5

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-4, R-5 CD

Current Land Uses: Single Family Residences

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: West Terra Alta Drive
Existing Character: Local
Proposed Changes: None Known

Thoroughfare: Everest Ave
Existing Character: Local
Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.
Routes served: 647, 9

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 3 Dwelling units is 1.5 spaces per unit.

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Existing Character: Local
Proposed Changes: None Known

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ISSUE:

None

ALTERNATIVES:

Current Zoning: Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed Zoning: Allows rezoning requests up to 18 units per acre, and uses permitted in “C-1” and “O-1”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The proposed "IDZ-1" will permit three (3) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Greater Airport Area Regional Center plan but is not located within ½ mile of 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 San Antonio Airport Vicinity Land Use Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “IDZ-1” 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. Properties are zoned “R-3,” Residential Single-Family, “R-4” Residential Single-family and “R-5” Residential Single-Family.

3. **Suitability as Presently Zoned:** The existing “R-5” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The requested “IDZ-1” Limited Intensity Infill Development Zone District with uses permitted for 3 Dwelling Units is also an appropriate zoning for the property and surrounding area. The request allows for additional density per SHIP methodology. The request would not disrupt the character of the neighborhood as surrounding properties are zoned R-3 and R-5 CD for 3 residential dwelling units, it would create three homes at roughly the same lot sizes as these neighboring properties.
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 San Antonio Airport Vicinity Land Use Plan.
 - Housing Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
 - Housing Policy 30: Ensure infill development is compatible with existing neighborhoods.
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.
 - Housing 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.
6. **Size of Tract:** The 0.1956 acre site is of sufficient size to accommodate the proposed Residential development.
7. **Other Factors:** The applicant is rezoning to construct three (3) dwelling units.

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.