



City of San Antonio

Agenda Memorandum

Agenda Date: May 16, 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: v

Requested Zoning: v

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: v

Case Manager: v

Property Owner: v

Applicant: v

Representative: v

Location: v

Legal Description: v

Total Acreage: v

Notices Mailed

Owners of Property within 200 feet: v

Registered Neighborhood Associations within 200 feet: v

Applicable Agencies: v

Property Details

Property History: v

Topography: v

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: v

Current Land Uses: v

Direction: v

Current Base Zoning: v

Current Land Uses: v

Direction: vv

Current Base Zoning: v

Current Land Uses: v

Direction: v

Current Base Zoning: v

Current Land Uses: v

Overlay District Information:

The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

Special District Information:

The Arts and Entertainment District is a special district that is used to encourage development patterns that support existing arts and entertainment venues while promoting the creation of additional venues and supporting uses.

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.

If approved, the IDZ overlay waives the parking requirement.

ISSUE:

v

ALTERNATIVES:

Current Zoning: Overlay district that imposes height restriction near civilian and military airports.

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:

v

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

v

RECOMMENDATION:

Staff Analysis and Recommendation: v

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** v
2. **Adverse Impacts on Neighboring Lands:** v
3. **Suitability as Presently Zoned:** v The additional density is also consistent with the Strategic Housing Implementation Plan for diverse housing for all income levels.
4. **Health, Safety and Welfare:** v
5. **Public Policy:** v
6. **Size of Tract:** v

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.