



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-4994  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 8/3/2021  
**Title:** ZONING CASE Z-2021-10700170 (Council District 1): A request for a change in zoning from "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District to "R-3 NCD-2 AHOD" Single-Family Residential Alta Vista Neighborhood Conservation Airport Hazard Overlay District on the south 63 feet of Lot 7 and Lot 8, Block 4, NCB 1893, located at 113 Ripley Avenue. Staff recommends Approval. (Mirko Maravi, Senior Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z-2021-10700170

**SUMMARY:**

**Current Zoning:** "R-6 NCD-2 AHOD" Residential Single-Family Alta Vista Neighborhood Conservation Airport Hazard Overlay District

**Requested Zoning:** "R-3 NCD-2 AHOD" Single-Family Residential Alta Vista Neighborhood Conservation Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 3, 2021

**Case Manager:** Mirko Maravi, Senior Planner

**Property Owner:** Transparent Investor Inc

**Applicant:** Jenel Bridges

**Representative:** Gustavo Gonzalez, P.E

**Location:** 113 Ripley Avenue

**Legal Description:** South 63 feet of Lot 7 and Lot 8, Block 4, NCB 1893

**Total Acreage:** 0.1781

**Notices Mailed**

**Owners of Property within 200 feet:** 34

**Registered Neighborhood Associations within 200 feet:** Alta Vista Neighborhood Association

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The property was part of the original 36 square miles of the City of San Antonio and zoned "D" Apartment District. The property was rezoned by Ordinance 86704, dated September 25, 1997 to the "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 flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "R-6"

**Current Land Uses:** Residential

**Direction:** South

**Current Base Zoning:** "RM-4"

**Current Land Uses:** Residential

**Direction:** East

**Current Base Zoning:** "R-6"

**Current Land Uses:** Residential

**Direction:** West

**Current Base Zoning:** "R-6"

**Current Land Uses:** Residential

**Overlay and Special District Information:**

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

"NCD"

The Alta Vista Neighborhood Conservation District (NCD-2) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

### **Transportation**

**Thoroughfare:** Ripley Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 20

**Traffic Impact:** ROW dedication and improvement may be required along Ripley.

**Parking Information:** The minimum parking requirement for single-family dwellings is 1 space per unit.

### **ISSUE:**

None.

### **ALTERNATIVES:**

**Current:** The "R-6" Residential Single-Family District provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

**Proposed:** The proposed "R-3" zoning districts are designed to provide options for developing dwelling units for specialized housing markets such as the affordable housing market, starter homes, and empty nester homes on small lots. These districts will provide areas for medium to high-density, single-family residential uses where adequate public facilities and services exist, prevent the overcrowding of land, and facilitate the adequate provision of transportation. The "R-3" zoning districts are designed to be in close proximity to schools, public parks, and open space serving the site. "R-3" zoning districts are inappropriate for "enclave subdivisions" and are not permitted.

### **FISCAL IMPACT:**

None.

### **PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not within a Regional Center but located within the 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 the approval criteria below.

#### **1. Consistency:**

The subject property is located within the Midtown Neighborhood Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-3” 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.

## **3. Suitability as Presently Zoned:**

The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-3” is still a single-family residential use, but adds slightly more 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 subject property is located within the Alta Vista Neighborhood Association and the future Near North Community Plan area. The proposed zoning change is requested to allow the parcel to be subdivided into two lots and permit the construction of a new single-family residence on the vacant lot:

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

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.

HPCH P9: Protect well-established neighborhoods by strengthening Neighborhood Conservation Districts (NCD) to address the appropriateness of new and infill construction through enforceable design standards that allow neighborhoods to define unique character and features and promote compatible infill development.

Relevant Midtown Neighborhoods Neighborhood Plan goals/objectives may include:

2.2.3 Encourage compatible infill housing development on vacant parcels in the planning area.

## **6. Size of Tract:**

The subject property is 0.1781 acres, which could reasonably accommodate residential uses.

## **7. Other Factors:**

The applicant is rezoning to allow for two (2) residential dwellings on a 7,760 square foot lot.