



City of San Antonio

Agenda Memorandum

File Number:21-5099

Agenda Item Number: 12.

Agenda Date: 8/3/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT: Zoning Case Z-2021-10700160 CD

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for two (2) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 3, 2021

Case Manager: Catherine Hernandez, DSD Administrator

Property Owner: Mary Louise Zapata

Applicant: Mary Louise Zapata

Representative: Mary Louise Zapata

Location: 305 East French Place

Legal Description: Lot 22, NCB 1715

Total Acreage: 0.1343

Notices Mailed

Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Applicable Agencies: Fort Sam Houston

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned “B” Residence District. The property was rezoned by Ordinance 83331, dated December 14, 1995 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 dwellings

Direction: South

Current Base Zoning: “IDZ-1” and “R-6”

Current Land Uses: Single-family dwellings

Direction: East

Current Base Zoning: “R-6” and “RM-4”

Current Land Uses: Single-family dwellings

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Single-Family dwellings

Overlay and Special District Information:

"AHOD"

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.

Transportation

Thoroughfare: East French Place

Existing Character: Local

Proposed Changes: None

Thoroughfare: Gillespie Street

Existing Character: Local

Proposed Changes: None

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

Routes Served: 5, 8 and 509

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

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

ISSUE:

None.

ALTERNATIVES:**Current:**

The current “R-6” Residential Single-Family District permits 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: “R-6” Residential Single-Family District permits 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.

The proposed “CD” Conditional Use would allow two (2) dwelling units.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor is it located within 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 the approval criteria below.

1. Consistency:

The subject property is located within the Midtown Regional Center Area Plan and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “R-6” 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 applicant is requesting a conditional use for two (2) dwelling units that are existing for the purpose of adding a second meter.

3. Suitability as Presently Zoned:

The current “R-6” is an appropriate zoning district. The proposed “R-6 CD” maintains the base district and the “CD” allows consideration of two (2) units. Both units already exist on the property. The proposed zoning brings them into zoning compliance for use with a 2nd electrical meter.

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 proposed rezoning does not appear to conflict with any public policy. The proposed zoning is consistent with Goal 5: Broaden Housing Choices: Conserve existing affordable housing and the existing diverse mix of housing types and expand affordable housing options.

6. Size of Tract:

The subject property is 0.1343 acres, which could reasonably accommodate the requested residential use.

7. Other Factors:

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.

The applicant proposes to add a second meter to an existing unit.