



City of San Antonio

Legislation Details (With Text)

File #: 15-1925

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/3/2015

Title: ZONING CASE NUMBER Z2015086 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on the South 50 feet of A-12, Block A, NCB 6009. 1025 and 1027 Shook Avenue. Staff recommends approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-086_Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:
Zoning Case Z2015086

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 3, 2015. Continued from the February 17, 2015 Zoning Commission Hearing.

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: James Anderson

Applicant: Steve Rice

Representative: Steve Rice

Location: 1025 and 1027 Shook Avenue

Legal Description: South 50 feet of A-12, Block A, NCB 6009

Total Acreage: 0.1722

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Central Neighborhoods Community Plan (74)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The property was platted into its current configuration in 1955 (volume 3700, page 64) and is developed with a 2390 square foot residential structure that was built in 1952 and a detached garage.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4"

Current Land Uses: Duplexes and Single-Family Residences

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "MF-33" and "NC"

Current Land Uses: Office Buildings

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Apartments

Overlay and Special District Information: 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.

Transportation

Thoroughfare: East Hildebrand Avenue

Existing Character: Second Arterial Type B; two lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Shook Avenue, Park Hill, and Holland

Existing Character: Local Streets; one lane in each direction

Proposed Changes: None known

Public Transit: VIA bus line 509 operates along East Hildebrand Avenue.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are determined by type of use and building size. Minimum Parking Requirement: 1 space per dwelling unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-4" Residential Single-Family zoning classification, restricting future land uses to those permissible in the "R-4" Residential Single-Family District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: 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 North Central Neighborhoods Community Plan and is currently designated as High Density Residential in the future land use component of the plan. The requested "RM-4" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "R-4" base zoning district is not consistent with the High Density Residential land use designation.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract: The size of the property totals 0.1722 acres and the size will serve to limit the scale and intensity of any future residential use.

7. Other Factors:

According to Section 35-310.06 (a) (1) of the Unified Land Development Code, when a single residential lot is rezoned to “RM-4”, “RM-5” or “RM-6”, the maximum density requirements (units per acre) of Table 310-1 may be exceeded provided:

- a. The minimum lot size for the district is met, and
- b. The maximum number of dwellings is limited to two (2) units for RM-6, three (3) units for RM-5, and four (4) units for RM-4.

The subject property meets the minimum lot size requirement and will not exceed four units.