



City of San Antonio

Legislation Details (With Text)

File #: 17-5737

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/17/2017

Title: ZONING CASE # Z2017275 CD (Council District 10): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for two (2) Residential Dwelling Units on Lot 8, Block 13, NCB 16664, located at 13339 El Charro Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2017275 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) Residential Dwelling Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 17, 2017

Case Manager: Kayla Leal, Planner

Property Owner: EQ-Properties LLC - El Charro Series

Applicant: Eduardo Quintana

Representative: Eduardo Quintana

Location: 13339 El Charro Street

Legal Description: Lot 8, Block 13, NCB 16664

Total Acreage: 0.294

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Valencia Homeowners Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio's city limits by Ordinance 41430, dated December 26, 1972, and zoned "Temporary R-1" Temporary One Family Residence District. The zoning changed to "R-1" One Family Residence District which was established by Ordinance 66918, dated April 7, 1988. The current "R-6" base zoning district converted from the previous "R-1" upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The subject property is located within the Salado Creek Watershed and a Mandatory Detention Area.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

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: El Charro Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #64216) is within walking distance from the subject property on Nacogdoches Road along Bus Route 642.

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

Parking Information: A Dwelling for Two (2) Families requires a minimum of one (1) parking space per unit and a maximum of two (2) parking spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. Residential Single-Family District is described as single-family dwellings (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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center.

The subject property is located within a half (½)-mile of the Austin Highway 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 North Sector Plan and is currently designated as “Suburban Tier” in the land use component of the plan. The current and requested “R-6” base zoning district are consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The Conditional Use is for two (2) dwelling units which are not consistent with the established development pattern of the surrounding area, but the request would be preserving the base zoning district which is consistent with the established development pattern. There are currently two units on the property, but the façade of the structure appears as a single-family dwelling. Parking for two units is already provided and the location of the property presents characteristics in which two units are favorable, such as its location near a corner lot, the triangular shape of the lot, and its proximity to a Premium Transit Corridor (Nacogdoches).

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district is appropriate for the surrounding area. By requesting a Conditional Use, the subject property will maintain the integrity of the surrounding neighborhood by maintaining the “R-6” base zoning district.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The request is to allow the owner to maintain two (2) existing dwelling units and bring them into compliance with the zoning.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The requested base zoning district is consistent with the North Sector Plan and implements Housing Goal HOU-1.2 which is to encourage compatible growth patterns and transitions of higher density residential along transit corridors that fit in with the existing residential character. The subject property is within close proximity to a Premium Transit Corridor along Nacogdoches Road. Two (2) dwelling units will allow growth along this transit corridor, and with the structure's façade maintaining a single-family home appearance it fits in with the existing residential character.

6. Size of Tract:

The 0.294 acre site is of sufficient size to accommodate the proposed development. The two units are currently on the site with an appropriate amount of parking. The shape of the parcel and the location of the lot provide unique characteristics that make the request for two (2) dwelling units compatible with adjacent land uses.

7. Other Factors:

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.

This rezoning request resulted from a code violation. Individual consideration in this case should be given to the property's location at a corner intersection and proximity to a Premium Transit Corridor. Additionally, other homes in this have stacked 2-story homes. It appears that rather than build upwards the owner extended the residential footprint to the rear of the property.