



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-6701

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 11/17/2020

**Title:** ZONING CASE Z-2020-10700235 (Council District 8): A request for a change in zoning from "PUD R-6 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 33, Block 1, NCB 16946, located at 65 Donore Square. Staff recommends Approval. (Lorianne Thennes, Planner, (210) 207-7945, lorianne.thennes@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:** 8

**SUBJECT:** Zoning Case Z2020-10700235

**SUMMARY:**

**Current Zoning:** "PUD R-6 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 17, 2020

**Case Manager:** Lorianne Thennes, Planner

**Property Owner:** Mirna Garza

**Applicant:** Mirna Garza

**Representative:** Mirna Garza

**Location:** 65 Donore Square

**Legal Description:** Lot 33, Block 1, NCB 16946

**Total Acreage:** 0.3162 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 21

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the city by Ordinance 18115, dated September 25, 1952 and was originally zoned "R-1" Single Family Residential District. It was rezoned to "P-1 (R-1)" Planned Unit Development Single Family Residential District by Ordinance 52451, dated July 17, 1980. The previous "P-1 (R-1)" district converted to the current "R-6 PUD" in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

**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:** "C-2," "MF-33" and "R-6 PUD"

**Current Land Uses:** Single-family dwellings, multi-family units

**Direction:** East

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

**Current Land Uses:** Walking trail and park area

**Direction:** South

**Current Base Zoning:** "R-5"

**Current Land Uses:** Single-family dwelling

**Direction:** West

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

**Current Land Uses:** Single-family dwelling

**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.

"PUD"

Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

**Transportation**

**Thoroughfare:** Donore Square

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Donore Place

**Existing Character:** Local

**Proposed Changes:** None

**Public Transit:** There is one VIA bus route within walking distance of the subject property.

**Routes:** 95

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

**ISSUE:** None.

**ALTERNATIVES:**

**Current:** The current “PUD R-6” Planned Unit Development Residential Single-Family District (per a required PUD site plan) provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is 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-6” Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is 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.

**FISCAL IMPACT:** None.

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

The property is within a regional center and 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 Medical Center Area Regional Center Plan and is currently

designated as “Medium Density Residential.” The requested “R-6” 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 request removes the “PUD” Planned Unit Development Special District and a base “R-6” Residential Single-family remains.

**3. Suitability as Presently Zoned:**

The current “PUD R-6” and proposed “R-6” Residential Single-Family District are appropriate zoning for the property and surrounding area. The rezoning will allow development of a single-family home.

**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 the following goals, principles, and objectives of the Medical Center Area Regional Center Plan:

Goal 3.1- Promote urban design standards that create healthy and sustainable environments.

“The Medical Center Area will set the standard for a healthy community by offering variety of public gathering spaces, outdoor recreation options, housing and transportation choices...”

**6. Size of Tract:**

The subject property is 0.3162 acres, which could reasonably accommodate a dwelling unit.

**7. Other Factors:**

None.