



City of San Antonio

Legislation Details (With Text)

File #: 21-1131

Type: Zoning Case

In control: City Council A Session

On agenda: 2/4/2021

Title: ZONING CASE Z-2020-10700259 CD (Council District 1): Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for two (2) dwelling units on Lot 15, Block 1, NCB 8395, located at 105 Renner Drive. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2021-02-04-0070

Date	Ver.	Action By	Action	Result
2/4/2021	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2020-10700259

SUMMARY:

Current Zoning: "O-2 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Rudolfo Patino

Applicant: Rudolfo Patino

Representative: Rudolfo Patino

Location: 103 Renner

Legal Description: Lot 15, Block 1, NCB 8395

Total Acreage: 0.1240

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Los Angeles Heights Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed by Ordinance 18115 dated September 25, 1952 as “E” Office District. The property was rezoned by Ordinance 69075 dated March 16, 1989 from “E” to “O-1” Office District. The subject property converted from “O-1” to “O-2” High Rise Office District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 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 CD”

Current Land Uses: Hotel

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Post Office

Direction: South

Current Base Zoning: “O-2”

Current Land Uses: Duplex

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

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.

Transportation

Thoroughfare: Vance Jackson

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Thoroughfare: Renner

Existing Character: Local

Proposed Changes: None

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

Routes Serviced: 96, 296

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

Parking Information: The parking requirements for a single family dwelling are 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: “O-2” districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

Proposed: “R-6” allows a 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a Regional Center and is not within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend 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 Near Northwest Community Plan and is currently designated as “Medium 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 proposed “R-6 CD” Residential Single-Family with Conditional Use for two (2) residential units constitutes a downzoning and reduces the potential impacts of the “O-2” High Rise Office District.

3. Suitability as Presently Zoned:

The current “O-2” High Rise Office District is not an appropriate zoning for the property and surrounding area. The proposed “R-6 CD” Residential Single-Family with Conditional Use for two (2) residential units is a more

appropriate zoning for the property adjacent to single-family and is currently developed as a duplex.

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 Near Northwest Community Plan:

Goal 3 - Housing

Preserve and revitalize the community's unique mix of quality housing.

Objective 3.1: Rental Housing

Provide well-maintained housing for a mix of incomes.

Objective 3.2: Home Improvement and Maintenance Encourage investment in housing improvement and maintenance.

6. Size of Tract:

The subject property is 0.1240 acres, which could reasonably accommodate the proposed use of a duplex.

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.