



City of San Antonio

Legislation Details (With Text)

File #: 20-3311

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/19/2020

Title: ZONING CASE Z-2020-10700063 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on Lot 1, the east 1/2 of Block 21, NCB 619, located at 1102 Wyoming Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210)207-0215, Mercedes.Rivas2@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: 2

SUBJECT:

Zoning Case Z-2020-10700063

SUMMARY:

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

Requested Zoning: "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 19, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: One Thirsty SA, LLC

Applicant: Ruben Carillo

Representative: Ruben Carillo

Location: 1102 Wyoming Street

Legal Description: Lot 1, the east ½ of Block 21, NCB 619

Total Acreage: 0.1723

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The property is part of the original 36 Square Miles of San Antonio and was originally zoned "C" Apartment District. The property was rezoned from "C" Apartment District to "R-2" Two Family District by Ordinance 79329, on December 16, 1993. The subject property converted from "R-2" Two Family District to "RM-4" Residential Mixed 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: "RM-4"

Current Land Uses: Single-Family Home

Direction: East

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family Home

Direction: West

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family Home

Direction: South

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family Home

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: Wyoming Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: There are no VIA bus routes are within walking distance of the subject property.

Route Served: None.

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 is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of "RM-4" Residential Mixed District is Designed to provide areas for medium to high-density residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring flexible yard and area standards. Mixed residential districts provide flexible density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.

Proposed: The proposed "R-3" Single-Family Residential District is designed to provide options for developing dwelling units for specialized housing markets such as the affordable housing market, starter homes, and empty nester homes on small lots. These districts will provide areas for medium to high-density, single-family residential uses where adequate public facilities and services exist, prevent the overcrowding of land, and facilitate the adequate provision of transportation. The "R-3" zoning districts are designed to be in close proximity to schools, public parks, and open space serving the site. "R-3" zoning districts are inappropriate for "enclave subdivisions" and are not permitted.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a regional center or 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 Downtown Neighborhood Plan and is currently designated as "Residential" in the future land use component of the plan. The requested "R-3" Residential Single-Family District 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.

3. Suitability as Presently Zoned:

The current “RM-4” Residential Mixed District is an appropriate zoning for the property. The proposed “R-3” Single-Family Residential District is also a suitable zoning district for the property and would enable the applicant to subdivide the property into two (2) lots.

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 Downtown Neighborhood Plan:

- Create urban neighborhoods and increase the number of residents living downtown.
- Encourage affordable housing for a wider range of people and create new housing incentives

6. Size of Tract:

The subject property is 0.1723 acres, which could reasonably accommodate requested single-family use.

7. Other Factors:

The existing “RM-4” allows up to four (4) units on one lot but the applicant would like to sell the properties as individual lots. Therefore, the applicant is requesting “R-3”. The property is 7,505 square feet.