



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-2803

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 8/20/2015

**Title:** ZONING CASE # Z2015146 CD (Council District 3): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use Authorization for four dwelling units on Lot 7 and the S 10 ft of 22, Block 3, NCB 3063 located at 125 Glenwood Court. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2015146 CD Location Map, 2. Z2015146 CD Site Plan, 3. Z2015146 CD Minutes, 4. Ordinance 2015-08-20-0722

Date	Ver.	Action By	Action	Result
8/20/2015	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z2015146 CD

**SUMMARY:**

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

**Requested Zoning:** "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for Four (4) Dwelling Units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 21, 2015

**Case Manager:** Logan Sparrow, Planner

**Property Owner:** Roma Properties, LLC

**Applicant:** Cristopher D. Troiani

**Representative:** Cristopher D. Troiani

**Location:** 125 Glenwood Court

**Legal Description:** Lot 7 and South 10 Feet of Lot 22, Block 3, NCB 3063

**Total Acreage:** 0.1894

**Notices Mailed**

**Owners of Property within 200 feet:** 33

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

**Planning Team:** South Central Planning Team-15

**Applicable Agencies:** San Antonio Independent School District

**Property Details**

**Property History:** The subject property was initially zoned “B” Residence District by the city of San Antonio’s original zoning, which was established by Ordinance 191, dated November 3, 1938. After the adoption of the 1965 Unified Development Code the zoning converted to “R-7” Residential District, and, after the adoption of the 2001 Unified Development Code, converted again to the current “R-4” Residential Single-Family base zoning district.

**Topography:** None.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “R-4” Residential Single-Family

**Current Land Uses:** Single-Family Dwelling

**Direction:** South

**Current Base Zoning:** “R-4” Residential Single-Family

**Current Land Uses:** Single-Family Dwelling

**Direction:** East

**Current Base Zoning:** “R-4” Residential Single-Family

**Current Land Uses:** Duplex

**Direction:** West

**Current Base Zoning:** “R-4” Residential Single-Family

**Current Land Uses:** Single-Family Dwelling

**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 may require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Transportation**

**Thoroughfare:** Glenwood Court

**Existing Character:** Local

**Proposed Changes:** None known.

**Public Transit:** VIA Bus routes 36 and 242 operate along South Presa Street to the west of the subject

property.

**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:** The applicant has provided space for four parking spaces on the subject property.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested rezoning would result in the subject property retaining its current “R-4” Residential Single-Family base zoning district.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (8-0) 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 South Central Future Land Use Plan and is currently designated as Low Density Residential in the land use component of the plan. The requested district of “R-4” Residential Single-Family is 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 proposed use is consistent with the established development pattern of the surrounding area.

**3. Suitability as Presently Zoned:**

The existing “R-4” Residential Single-Family base zoning district is appropriate for the surrounding area.

**4. Health, Safety and Welfare:**

Staff has not found any indication of likely adverse affects on the public health, safety, or welfare.

**5. Public Policy:**

As the requested rezoning is consistent with the adopted South Central Land Use Plan, staff finds that the zone change request does not appear to be in conflict with any public policy.

**6. Size of Tract:**

The 0.1894 acre parcel is of sufficient size to accommodate the proposed development.

**7. Other Factors:**

The Conditional Use zoning procedure is designed to provide for a land use within an area 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. The granting of the zoning shall only be

for the case named in the ordinance approving the zoning district with the Specific Conditional use provisions.