



City of San Antonio

Legislation Details (With Text)

File #: 17-3555

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/6/2017

Title: ZONING CASE # Z2017157 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for a Fourplex on Lot 19, Block 5, NCB 1997, located at 1511 West Ashby Place. Staff recommends Denial.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017157 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 a Fourplex

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 6, 2016

Case Manager: Nyliah Acosta, Planner

Property Owner: Ruben Diaz & Roxanna Diaz

Applicant: Alfredo Esparza Colunga

Representative: Alfredo Esparza Colunga

Location: 1511 West Ashby Place

Legal Description: Lot 19, Block 5, NCB 1997

Total Acreage: 0.1837

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4, and R-4 CD with Conditional Use for a Professional Office

Current Land Uses: Singly-Family Residences, Vacant Lot, and ROW

Direction: West

Current Base Zoning: R-4

Current Land Uses: Singly-Family Residences

Direction: South

Current Base Zoning: R-4

Current Land Uses: Singly-Family Residences

Direction: East

Current Base Zoning: R-4

Current Land Uses: Singly-Family Residences and Vacant Lot

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: West Ashby Place

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Interstate 10

Existing Character: Freeway

Proposed Changes: None Known

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

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: Dwelling- Four Family- Minimum Vehicle Spaces: 1.5 per unit. Maximum Vehicle Spaces: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the Near Northwest Community Plan, and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “R-4” Residential Single-Family base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

The requested fourplex is too dense for the neighborhood and is the only multi-family dwelling in the immediate area. The density of the request would be 22 units per acre; when compared to the surrounding single-family uses, the proposed density is out of character.

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is appropriate for the subject property’s location. With the current “R-4” zoning, a duplex is permitted by right due to the former 1938 “B” to 2001 “R-4” conversion, so long as the lot is a minimum of 6,000 square feet, and meets the 20 foot front setback, 5 foot side setback, and 20 foot minimum rear setback of twenty (20) percent of the lot depth or 20 feet, whichever is less.

4. Health, Safety and Welfare:

This property would adversely affect the welfare of the surrounding area due to the intense density.

5. Public Policy:

Placing a dense residential use mid-block of a single-family community runs contrary to the widely accepted planning principles of separating incompatible uses.

6. Size of Tract:

The subject property totals 0.1837 acres in size, which should reasonably accommodate the uses permitted in “R-4” Residential Single-Family District.

7. Other Factors:

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.