



City of San Antonio

Legislation Details (With Text)

File #: 15-2776
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/5/2015
Title: ZONING CASE # Z2015147 (Council District 3): A request for a change in zoning from "R-4 H AHOD" Residential Single-Family Mission Historic Airport Hazard Overlay District to "IDZ H AHOD" Residential Single-Family Mission Historic Airport Hazard Overlay District with uses permitted for Five (5) Single-Family Homes on Lots 18, 19, Block 6, NCB 6517 located at 202 Weaver Street. Staff recommends Denial with an Alternate Recommendation.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-147_Location Map, 2. Z2015147 Revised Site plan - 4 Units

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2015147

SUMMARY:
Current Zoning: "R-4 H AHOD" Residential Single-Family Mission Historic Airport Hazard Overlay District

Requested Zoning: "IDZ H AHOD" Infill Development Zone Mission Historic Airport Hazard Overlay District with uses permitted for Five (5) Single-Family Homes

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 5, 2015. This case has been continued from the April 21, 2015 hearing.

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Tom Kennedy

Applicant: Tom Kennedy

Representative: Patrick W. Christensen

Location: 202 Weaver Street

Legal Description: Lots 18, 19, Block 6, NCB 6517

Total Acreage: 0.1837

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: Roosevelt Park Neighborhood Association

Planning Team: South Central Community Plan -15

Applicable Agencies: Office of Historic Preservation, San Antonio Aviation Department

Property Details

Property History:

The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "B" Residence District. Upon adoption of the 1965 Unified Development Code, the property converted to "R-7" Single-Family Residential. Upon adoption of the 2001 Unified Development Code, the "R-7" zoning district converted to the current "R-4". The property includes a 670 square feet residence which was built in 1925.

Topography:

The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North, East, West

Current Base Zoning: R-4 H

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-6 H -RIO-5

Current Land Uses: Mission Golf Course

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.

Properties to the south carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines. The RIO-5 design objectives are: to maintain the residential character of the area while encouraging development of new mixed-use nodes that offer neighborhood shopping and services; and to respect established neighborhoods in new top-of-bank riverscape designs, particularly recreational opportunities that require parking or transport of recreational equipment.

The subject property and surrounding properties are designated as "H" Mission Historic District. The designation provides for a design review process in which exterior modifications and new construction must be reviewed for their appropriateness before a building permit can be issued.

Transportation

Thoroughfare: Weaver Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Kalteyer Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Hansford Street

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: VIA bus route 34-South St. Mary's Street stops at Roosevelt Avenue and School Street located one block east.

Traffic Impact:

"IDZ" zoning is exempt from TIA requirements.

Parking Information:

Single-family dwelling - Minimum Parking Requirement: 1space per unit. Maximum Parking Requirement: N/A

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classification, restricting future land uses to those permissible in the "R-4 H AHOD" zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation:

Staff recommended denial of the proposed request of "IDZ H AHOD" Infill Development Zone Mission Historic Airport Hazard Overlay District with uses permitted for Five (5) Single-Family Homes and recommended approval of an alternate zoning change of "IDZ H AHOD" Infill Development Zone Mission Historic Airport Hazard Overlay District with uses permitted for Three (3) Single-Family Homes. Applicant has expressed his intent to amend the zoning change request to "IDZ H AHOD" Infill Development Zone Mission Historic Airport Hazard Overlay District with uses permitted for Four (4) Single-Family Homes. Staff recommends approval of the amended request for IDZ H AHOD" Infill Development Zone Mission Historic Airport Hazard Overlay District with uses permitted for Four (4) Single-Family Homes.

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 Community Plan and is designated as Low Density Residential. The original zoning request of "IDZ H AHOD" with uses permitted to allow Five (5) Single-

Family Homes is not consistent with the South Central Community Plan. Staff has determined that the amended request of “IDZ H AHOD” Infill Development Zone Mission Historic Airport Hazard Overlay District with uses permitted for Four (4) Single-Family Homes is consistent with the “Low Density Residential” future land use designation. The current base zoning of “R-4” allows up to two (2) dwelling units, one primary and one accessory dwelling unit. The subject property is approximately 8,000 square feet and can be subdivided as two lots under the current zoning and can allow up to two dwelling units for each 4,000 square foot lot under the current zoning. Therefore, the proposal to construct four (4) dwelling units is consistent with the “Low Density Residential” future land use designation.

One of the goals of the South Central Community Plan is to maintain and build on the old-fashioned neighborhood character of South Central San Antonio. Another goal is to encourage the rehabilitation and construction of housing and create a healthy environment for families and businesses. The amended proposal of constructing four (4) dwelling units will result in the rehabilitation and the construction of housing that will create a healthy environment for families.

2. Adverse Impacts on Neighboring Lands:

The proposed zoning request is located within the Roosevelt Park Neighborhood Association and is surrounded on the north, east and west by single-family residences on 4,000 square foot lots. Most homes in the area were built around 1940. It is important to preserve the historical character of the neighborhood by keeping the residential density low and in character with the traditional building style of the neighborhood. The amended proposed zoning will provide a low density residential development and will not result in adverse impacts on neighboring lands. In addition, the Mission Historic District features a distinct set of site characteristics and architectural styles. As such, all new construction projects will be reviewed within the context of its individual block and the surrounding historic district by the Historic Design Review Commission.

3. Suitability as Presently Zoned:

The subject property’s current zoning designation is suitable.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request.

5. Public Policy:

The amended request does not appear to conflict with the South Central Community Plan. Therefore, staff recommends approval of the zoning designation of “IDZ H AHOD” Infill Development Zone Mission Historic Airport Hazard Overlay District with uses permitted for Four (4) Single-Family Homes.

6. Size of Tract:

The subject property totals 0.1837 acres in size, which should reasonably accommodate the uses requested.

7. Other Factors:

None