



City of San Antonio

Legislation Details (With Text)

File #: 16-2092
Type: Zoning Case
In control: Zoning Commission
On agenda: 4/5/2016
Title: ZONING CASE # Z2016107 CD (Council District 3): 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 a Conditional Use for Four (4) Residential Units on Lot 19, Block 21, NCB 3289, located at 333 Hammond Avenue. Staff recommends Denial, with alternate recommendation.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-107_Location Map, 2. Z2016-107 CD Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2016107 CD

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 5, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Curtis Cryer

Applicant: JLRSA Holdings, Inc.

Representative: Jeff Cryer

Location: 333 Hammond Avenue

Legal Description: Lot 19, Block 21, NCB 3289

Total Acreage: 0.1756

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Highland Park Neighborhood Association

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The property is located within the original 1938 City of San Antonio boundaries and was originally zoned “B” Residential District. Upon adoption of the 1965 Unified Development Code, the zoning converted to “R-7” Residential District. Upon adoption of the 2001 Unified Development Code, the zoning 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 flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

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: Hammond Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA bus route # 30 stops one block to the south at South Pine Street and Rigsby Avenue.

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to renovation of the current structure for four (4) residential units. Dwelling - 4 Family cluster parking: Minimum Parking Requirement: 1.5 per unit; Maximum Parking Requirement: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the “R-4” Residential Single-Family zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial; alternate recommendation of "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for two (2) Residential Units.

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 Highlands Community Plan and is designated as Low Density Residential. The proposed zoning request is not consistent with the current land use designation as it proposes greater density than allowed in “R-4” Residential Single-Family zoning.

2. Adverse Impacts on Neighboring Lands:

Staff finds likely adverse impacts on the character of neighboring lands in relation to this zoning change request. The character of the surrounding properties is low density single-family homes with a few duplexes in the area and the proposed zoning is contrary to the current character of the neighborhood.

3. Suitability as Presently Zoned:

The current zoning is suitable and is surrounded by the same “R-4” Residential Single-Family zoning. As a result of the original zoning of “B” Residential District and the subsequent code conversion, a two-family residence is permitted per Chapter 35, Sec. 35-D101(j) of the Unified Development Code.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The Low Density Residential land use classification allows single-family residential development on individual lots to include duplexes as well as granny flats if the property owner resides on the property. The proposed four (4) residential unit development does not meet the land use classification criteria.

6. Size of Tract:

The subject property is 0.1756 acres and is not sufficient in size for four (4) residential units and the associated

required parking.

7. Other Factors:

The subject property was originally zoned “B” Residence District which allowed the development of a two-family dwelling. The original zoning changed as a result of a code conversion and per Chapter 35, Sec. D101 (j), the development of a duplex or two (2) residential units is allowed by right.