



City of San Antonio

Legislation Details (With Text)

File #: 16-4617
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/6/2016
Title: (Continued from 08/16/16) ZONING CASE # Z2016208 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 Conditional Use for Four (4) Dwelling Units on Lots 27 and 28, Block 82, NCB 3360, located at 455 Bailey Avenue. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016208 Location Map, 2. Site Plan Z2016208 CD

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2016208 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) Dwelling Units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 6, 2016. This case is continued from the August 16, 2016 hearing.

Case Manager: Oscar Aguilera, Planner

Property Owner: Carl T. Smith and Beverly S. Smith

Applicant: Candid Rogers Architect LLC.

Representative: Fernando Morales

Location: 455 Bailey Avenue

Legal Description: Lots 27 & 28, Block 82, NCB 3360

Total Acreage: 0.5234

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Highland Park Neighborhood Association

Applicable Agencies: None

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 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: Bailey Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: No VIA bus route stop the 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: 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 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 Highlands Community Plan and is designated as Low Density Residential. The base zoning request is consistent with the current land use designation. The property lot consists of two legal lots. The property is big enough that will accommodate such proposal and will not affect the density of the area.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

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. There is an existing building within two lots therefore the proposed four (4) residential unit development does meet the land use classification criteria and surrounding uses.

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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.5234 acres which accommodates the proposed development with adequate space for 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.