



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1014

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 12/19/2017

**Title:** ZONING CASE # Z2018017 (Council District 1): A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for three (3) Dwelling Units to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on 0.2256 acres out of NCB 755, located at 421 Warren Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18006)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2018017  
(Associated Plan Amendment 18006)

**SUMMARY:**

**Current Zoning:** "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Three Dwelling Units

**Requested Zoning:** "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 19, 2017

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Cogo Investments, LLC

**Applicant:** Cogo Investments, LLC

**Representative:** Abe Juarez

**Location:** 421 Warren Street

**Legal Description:** 0.2256 acres out of NCB 755

**Total Acreage:** 0.2256

**Notices Mailed**

**Owners of Property within 200 feet:** 25

**Registered Neighborhood Associations within 200 feet:** Five Points Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property is a part of the original 36 square miles of the City of San Antonio and was originally zoned "D" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "MF-33" Multi-Family District. Then in 2003 a large area rezoning, Ordinance 97522, rezoned the property "R-4" Residential Single-Family District. Later a 2015 case, Ordinance 2015-06-18-0606, rezoned the property again to "R-4 CD" Residential Single-Family District with a Conditional Use for Three Dwelling Units.

**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, C-2 IDZ

**Current Land Uses:** Parking Lots, Duplexes, Single-Family Residences, Apartments

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Duplexes, Single-Family Residences, Fourplex

**Direction:** South

**Current Base Zoning:** R-4, R-4 CD, IDZ

**Current Land Uses:** Duplexes, Single-Family Residences, Parking Lot, Shop Building, Bail Bonds, Thrifts

**Direction:** West

**Current Base Zoning:** IDZ

**Current Land Uses:** Parking Lot, Sign Shop, Meat Market

**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:** Utica

**Existing Character:** Alley

**Proposed Changes:** None Known

**Thoroughfare:** Sam Houston Place  
**Existing Character:** Local Road  
**Proposed Changes:** None Known

**Thoroughfare:** Warren Street  
**Existing Character:** Local Road  
**Proposed Changes:** None Known

**Public Transit:** VIA routes 2, 82-88 are within walking distance from 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:** Residential Mix- Minimum Parking Requirement: 1.5 per unit.  
Maximum Parking Requirement: 2 per unit.

**ISSUE:**  
None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools would be allowed in the “R-4” district.

**FISCAL IMPACT:**  
None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is within the Midtown Regional Center and .21 miles from the San Pedro Metro Premium Plus Route.

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

**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 Five Points Neighborhood Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4” Residential Single-Family base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the future land use from “Low Density Residential” to “Medium Density Residential”. Staff and Planning Commission recommend Approval.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The property owner currently has a triplex on the property and is in the process of building a second structure in the rear of the property. The area currently consists of a mix of duplexes, fourplexes and apartments. The change to “RM-4” would not drastically alter the character of the immediate area

**3. Suitability as Presently Zoned:**

The current “R-4” base zoning district is appropriate for the subject property’s location; however, the proposed “RM-4” use is consistent with the established development pattern of the neighborhood as it is made up of a mixture of residential densities.

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

**6. Size of Tract:**

The subject property totals 0.2256 acres in size, which reasonably accommodates the uses permitted in “RM-4” Residential Mixed District.

**7. Other Factors:**

None.