



City of San Antonio

Legislation Details (With Text)

File #: 18-3071

Type: Staff Briefing - Without Ordinance

In control: Zoning Commission

On agenda: 5/1/2018

Title: ZONING CASE # Z2018168 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 15 and 16, Block 58, NCB 1586, located at 203 Denver Boulevard. Staff recommends Approval.

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: 2

SUBJECT:

Zoning Case Z2018168

SUMMARY:

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

Requested Zoning: "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 1, 2018

Case Manager: Angela Cardona, Planner

Property Owner: InDen, LLC

Applicant: InDen, LLC

Representative: Patrick Christensen

Location: 203 Denver Boulevard

Legal Description: Lot 15 & 16, Block 58, NCB 1586

Total Acreage: 0.1651 acres

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property falls within the original 36 square miles of San Antonio. The property was zoned “R-2” Two-Family Residence District and later converted to the current “RM-4” Residential Mixed District upon adoption of the Unified Development Code in May, 2001 (Ordinance 93881).

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: “RM-4”

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: “RM-4”

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: “RM-4”

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: “RM-4”

Current Land Uses: Church

Overlay and Special District Information: The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

Transportation

Thoroughfare: Denver Boulevard

Existing Character: Local Street

Proposed Changes: None Known.

Thoroughfare: South Mesquite Street

Existing Character: Local Street

Proposed Changes: None Known.

Public Transit: The nearest VIA bus routes are #28, #30, #32, #232, #230 within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Parking requirements are determined by use. Dwelling- 2 Family- Minimum vehicle spaces: 1 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. The current “RM-4” allows for a single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR: The subject property falls within a half mile of the Downtown Regional Center and is not within proximity to a Premium Transit Corridor.

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 property is located within the Arena District Plan and is currently designated as “Medium Density Residential”. The requested “R-3” base zoning district is consistent with the adopted future land use plan and consistent with the surrounding residential base zoning districts.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on the neighboring land in relation to the zoning change request as the zoning is consistent with the surrounding residential uses.

3. Suitability as Presently Zoned:

The current “RM-4” base zoning is appropriate as the surrounding area is predominately residential.

4. Health, Safety and Welfare:

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

5. Public Policy:

Staff finds the request for zoning supports the future land use goal to conserve existing neighborhoods within the Arena District.

6. Size of Tract:

The subject property totals 0.1651 acres in size, which should reasonably accommodate the uses permitted in the requested “R-3” base zoning district.

7. Other Factors:

The applicant is replatting the parcel allow for two residential lots.