



City of San Antonio

Legislation Details (With Text)

File #: 18-4082
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/3/2018
Title: ZONING CASE # Z2018229 CD (Council District 5): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex on Lot 10, Block 3, NCB 8959, located at 834 Division Avenue. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2018229 CD

SUMMARY:
Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 3, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: CYM Trading Corporation

Applicant: Alfredo C. Esparza

Representative: Alfredo C. Esparza

Location: 834 Division Avenue

Legal Description: Lot 10, Block 3, NCB 8959

Total Acreage: 0.1435

Notices Mailed

Owners of Property within 200 feet: 42

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The property was annexed into the City of San Antonio and zoned "B" Residence District by Ordinance 1391, dated September 23, 1944. The property was a part of a large area rezoning and was changed from "B" to the "R-5" Single-Family Residence District by Ordinance 76368, dated August 27, 1992. The property converted from "R-5" to the current "R-5" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residences

Overlay and Special District Information:

"AHOD"

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: Division Avenue

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Rudy Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 46 and 246 are within walking distance of 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:

The minimum parking required for a single-family residence is 1 parking space per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “R-5” Residential Single-Family District which permits single-family dwellings (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center or located within a ½ of mile of 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 subject property is located within the Nogalitos/South Zarzamora Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-5” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “R-5” Residential Single-Family district is an appropriate zoning for the property and surrounding area.

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 proposed rezoning does not appear to conflict with the goals, objectives, and strategies of the Nogalitos/South Zarzamora Community Plan. The property is located on Division Avenue which is a secondary arterial and can accommodate an increased residential density. The plan encourages a variety of housing types for all ages and economic groups. The proposed duplex and improvements to the property will also meet the objective of preserving housing stock and improving the physical appearance.

- Objective 1.1: Home Improvement and Maintenance - Encourage investment in housing rehabilitation and maintenance
- Objective 1.2: Diversity of Housing - Provide a variety of housing types that sustain all ages and economic groups
- Objective 2.1: Neighborhood Character and Appearance - Protect and preserve the character of the neighborhoods and commercial corridors while improving their physical appearance

6. Size of Tract:

The subject property is 0.1435 of an acre, which could accommodate the proposed duplex.

7. Other Factors:

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.