



City of San Antonio

Legislation Details (With Text)

File #: 18-5303

Type: Zoning Case

In control: City Council A Session

On agenda: 10/4/2018

Title: ZONING CASE # Z2018294 CD (Council District 7): Ordinance amending the Zoning District Boundary 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) Residential Dwelling Units on Lot 87-C, NCB 8361, located at 1710 Donaldson Avenue. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2018-10-04-0800

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:
Zoning Case Z2018294 CD

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 4, 2018

Case Manager: Nylicah Acosta, Planner

Property Owner: Uzoh Caroline & Francis

Applicant: Uzoh Caroline & Francis

Representative: Uzoh Caroline & Francis

Location: 1710 Donaldson Avenue

Legal Description: Lot 87-C, NCB 8361

Total Acreage: 0.3511

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Donaldson Terrace

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1944 and was zoned "B" Residence District. Upon the adoption of the 2001 Unified Development Code, the previous "B" 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 floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Vacant Lot, Single-Family Residences, Duplex

Direction: East

Current Base Zoning: R-4

Current Land Uses: Vacant Lot, Single-Family Residences

Direction: South

Current Base Zoning: R-4

Current Land Uses: Vacant Lot, Single-Family Residences

Direction: West

Current Base Zoning: R-4

Current Land Uses: Vacant Lot, Single-Family Residences

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: Donaldson Avenue

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 509 is half a block to the east of 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: Minimum Parking: 1.5 spaces, 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 are allowed within the “R-4” district.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within any Regional Center, or Premium Transit Corridor.

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 Near Northwest Community Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4” Single-Family Residential 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. The applicant is seeking the zone change to come into compliance. The property currently has a quadplex and the conditional use will permit the four residential dwelling units.

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is appropriate for the subject property’s location. The request will not change the base zoning district, and conditions may be added.

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 0.3511 acres in size, which reasonably accommodates the uses permitted in “R-4” Single-Family Residential District.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the

established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.