



City of San Antonio

Legislation Details (With Text)

File #: 18-6235

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/20/2018

Title: ZONING CASE # Z-2018-900001 CD (Council District 1): 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 (4) Four Residential Dwelling Units on Lot 26 and Lot 27, Block 3, NCB 6557, located at 117 East Norwood Court. 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: 1

SUBJECT:
Zoning Case Z-2018-900001 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 (4) Four Residential Units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 20, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Mary La Lanne

Applicant: Mary La Lanne

Representative: Mary La Lanne

Location: 117 East Norwood Court

Legal Description: Lot 26 and Lot 27, Block 3, NCB 6557

Total Acreage: 0.1676

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Monte Vista Terrace Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 1941, dated May 31, 1940 and was zoned "B" Residence District. The "B" converted to the current "R-4" Residential Single-Family District with the adoption of the 2001 Unified Development Code (Ordinance 93381, dated May 3, 2001). The conversion from "B" to "R-4" allows the property owner to develop duplex, per Unified Development Code Section 35-D101.

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: MF-33

Current Land Uses: Apartment Complex

Direction: East

Current Base Zoning: R-4

Current Land Uses: Duplex

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences, Quadplex

Direction: West

Current Base Zoning: R-4

Current Land Uses: Duplex, Quadplex

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: East Norwood Court

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: McCullough Avenue

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes 5 and 204 are within walking distance 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:

The minimum parking required is 1.5 parking spaces per residential unit with cluster parking being permitted.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-4”, which accommodates single-family dwellings (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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center but it is within ½ of a mile of the San Pedro 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 North Central Neighborhoods Community Plan, and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “R-4” 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 lot currently has two duplexes and the owner is rezoning in order to align the zoning with the current density.

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is appropriate for the surrounding area. The adjacent properties are predominantly Single-Family Residences and Duplexes. The subject property is currently a Duplex, which is consistent with the neighborhood.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning change is requested in order to align the zoning with the current use of four-residential units.

5. Public Policy:

The proposed rezoning does appear to conflict with the goals and objectives of the North Central Neighborhoods Community Plan. The requested Conditional Use for (4) Four Residential Units will align the zoning with the current use of the property. The plan promotes the preservation and maintenance of the existing housing stock. The rezoning will permit the continued use of the property and allow the property owner to improve the property.

Relevant Goals and Objectives from the North Central Neighborhoods Community Plan:

GOAL 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.

Objective 3.1: Promote the maintenance of existing properties.

6. Size of Tract:

The subject property measures 0.1676 of an acre which currently accommodates the two duplexes.

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.