



City of San Antonio

Legislation Details (With Text)

File #: 19-2575
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/19/2019
Title: ZONING CASE # Z-2019-10700023 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 two (2) residential dwelling units on Lot 11, Block 93, NCB 8827, located at 1703 Lee Hall. 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-2019-10700023 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 two (2) residential dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: March 19, 2019

Case Manager: Marco Hinojosa, Planner

Property Owner: All Pro Contracting Services Company

Applicant: All Pro Contracting Services Company

Representative: Joe Cano

Location: 1703 Lee Hall

Legal Description: Lot 11, Block 93, NCB 8827

Total Acreage: 0.14

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Los Angeles Heights Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The property was annexed into San Antonio Limits by Ordinance 1845, dated May 13, 1940. The property zoned "B" Residence District by Ordinance 1425, dated July 2, 1942. The property converted to the current "R-4" 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-4"

Current Land Uses: Residential Dwellings

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Residential Dwellings

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Residential Dwellings

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Residential Dwellings

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: Buckeye Avenue

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Lee Hall Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route are within walking distance of the subject property
Routes Served: 97, 296

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 requirement for a 2 family dwelling is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-4”. These districts provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within ½ of a mile of 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 Near Northwest Community Plan and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “R-4” 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 use is maintaining its base zoning which is consistent with the surrounding uses.

3. Suitability as Presently Zoned:

The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. Additionally, this district is the result of the “B” to “R-4” conversion which allows a duplex to be constructed on the property, resulting in a total of two units.

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 following goals, principles, and objectives of the Near Northwest Community Plan:

- Goal 3 - Housing Preserve and revitalize the community's unique mix of quality housing.
- Objective 3.1: Rental Housing Provide well-maintained housing for a mix of incomes.
- Objective 3.4: Housing Development Encourage new housing development that is compatible with the community's character

6. Size of Tract:

The subject property is 0.14 acres, which could reasonably accommodate two residential dwellings.

7. Other Factors:

The applicant intends to demolish and construct two (2) new detached residential dwelling units. Although the property is allowed a duplex as a result of the "B" to "R-4" conversion, the applicant is proposing two detached units. A duplex is attached. The request results in the same density as allowed in the zoning.

As noted above, this zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

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.