



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-4756  
**Type:** Zoning Case  
**In control:** City Council A Session  
**On agenda:** 6/20/2019  
**Title:** ZONING CASE Z-2019-10700095 CD (Council District 1): 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 (4) four residential units on Lot 16 and the west 40-feet of Lot 17, Block 2, NCB 8563, located at 112 Vassar. Staff recommends Approval. Zoning Commission recommendation is pending the June 18, 2019 hearing.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map, 2. Site Plan, 3. Draft Ordinance, 4. Ordinance 2019-06-20-0572

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-2019-10700095 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:** June 18, 2019

**Case Manager:** Patricia Franco, Planner

**Property Owner:** Jesse Arcos

**Applicant:** Jesse Arcos

**Representative:** Jesse Arcos

**Location:** 112 Vassar

**Legal Description:** Lot 16 and the west 40-feet of Lot 17, Block 2, NCB 8563

**Total Acreage:** 0.309

**Notices Mailed**

**Owners of Property within 200 feet:** 33

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

**Applicable Agencies:** None.

**Property Details**

**Property History:** The property was annexed by the City of San Antonio on August 3, 1944 by Ordinance 1256 and was originally zoned “B” Residence District. The property converted to “R-4” Single Family Residence with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

**Topography:** The subject property is not located within the 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “R-4”

**Current Land Uses:** Single-Family Residences

**Direction:** East

**Current Base Zoning:** MF-33

**Current Land Uses:** Multi-Family

**Direction:** South

**Current Base Zoning:** “R-4” and “MF-33”

**Current Land Uses:** Single-Family Residences and Multi-Family Residences

**Direction:** West

**Current Base Zoning:** “R-4”

**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:** Vassar

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

**Routes Served:** 5, 204

**Traffic Impact:** A Traffic Impact Analysis (TIA) determination cannot be determined at this time.

**Parking Information:** Minimum parking space requirements for Single Family-Residential use is one 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 within a Regional Center. It is located within a ½ a 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 North Central Community Plan and is currently designated as “High 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 has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

**3. Suitability as Presently Zoned:**

The existing “R-4” Single-Family Residential base zoning is an appropriate zoning district is appropriate for the surrounding area. The proposed request maintains the base “R-4” district while the “CD” allows consideration of added density.

**4. Health, Safety and Welfare:**

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The proposed rezoning does not appear to conflict with any existing goals, principles or public policies.

**6. Size of Tract:**

The subject property is 0.309 acres, which would adequately support residential use.

**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.