



City of San Antonio

Legislation Details (With Text)

File #: 19-6445

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/3/2019

Title: ZONING CASE Z-2019-10700170 CD (Council District 7): 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 four (4) dwelling units on Lot 22, Block 14, NCB 8098, located at 502 Shadwell Drive. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department)

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: 7

SUBJECT:

Zoning Case Z-2019-10700170 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) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 3, 2019

Case Manager: Patricia Franco, Planner

Property Owner: S & R Real Estate, LLC

Applicant: S & R Real Estate, LLC

Representative: S & R Real Estate, LLC

Location: 502 Shadwell Dr.

Legal Description: Lot 22, Block 14, NCB 8098

Total Acreage: 0.289

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Donaldson Terrace Neighborhood Association and Jefferson Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1944 by Ordinance 1450 and zoned "B" Resident District. Upon the 2001 conversion of the Unified Development Code, "B" converted to "R-4" Residential Single-Family District.

Topography: A small portion of the subject property is located within a creek watershed.

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-6"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-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: Shadwell

Existing Character: Local

Proposed Changes: None

Thoroughfare: St. Cloud

Existing Character: Minor Secondary Arterial Type B

Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 524

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

Parking Information: A dwelling for 4 family cluster parking is allowed a minimum of 1.5 parking spaces per unit and a maximum of 2 parking spaces 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; it is located within a half 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 Near Northwest Community Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The proposed “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.

3. Suitability as Presently Zoned:

The existing “R-4” Single-Family Residential base zoning is an appropriate zoning district for the surrounding area. The proposed “CD” allows consideration of additional density in the area, which appears appropriate on this corner lot.

4. Health, Safety and Welfare:

Staff has 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 the following goals, principles, and objectives of the Near Northwest Community Plan.

Near Northwest Community Plan Relevant Goals and Objectives:

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.

6. Size of Tract:

The subject property is 0.289 acres, which would adequately support the requested four (4) residential dwelling units.

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.