City of San Antonio

Legislation Details (With Text)

File #:	19-7261
Type:	Zoning Case
In control:	Zoning Commission
On agenda:	10/1/2019
Title:	(Continued from 09/17/19) ZONING CASE Z-2019-10700184 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on Lot 7, Lot 8, and the west 31.25 feet of Lot 9, Block 4, NCB 2575, located at 332 East Fest Street. Staff recommends Denial. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Location map

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z-2019-10700184

SUMMARY:
Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 1, 2019. This case is continued from the September 17, 2019 zoning hearing.

Case Manager: Patricia Franco, Planner

Property Owner: 332 East Fest LLC

Applicant: 332 East Fest LLC

Representative: Patrick W. Christensen

powered by Legistar™

Location: 332 East Fest Street

Legal Description: Lot 7, Lot 8, and the west 31.25 feet of Lot 9, Block 4, NCB 2575

Total Acreage: 0.4298

Notices Mailed
Owners of Property within 200 feet: 38
Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association
Applicable Agencies: None

Property Details
Property History: The property was annexed by the City of San Antonio in 1905 and was part of the original 36 square miles of the 1936 City Limits and was originally zoned as "L" First Manufacturing District. The property converted from "L" to "I-2" Heavy Industrial District following the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. Later, the properties were rezoned from "I-2" Heavy Industrial District to "R-6" Residential Single-Family District by Ordinance 2006-12 -14-1441 on December 14, 2006.

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-6"
Current Land Uses: Single-Family Residences

Direction: East
Current Base Zoning: "R-6"
Current Land Uses: Vacant Lot

Direction: South
Current Base Zoning: "R-4"
Current Land Uses: Single-Family Residences

Direction: West
Current Base Zoning: "R-6"
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: Fest Street
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 43, 44 and 243

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

Parking Information: Minimum parking space requirements for Residential-Single Family use is 1space per resident

ISSUE:
The existing and appropriate zoning for the subject property is R-6 and is consistent with the surrounding established single-family residential homes. Introducing five single family homes with lots that are 50% smaller in area than the established R-6 character of the neighborhood will introduce density that is inconsistent and will adversely impact the area.

ALTERNATIVES:
Current: Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of "R-6". Low-Density Residential uses include single-family houses on individual lots. The "R-6" Residential Single-Family District allows for a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, nursery (1-acre minimum), public and private schools.

Proposed: Approval of the requested zoning change would result in the subject property's zoning district designation becoming "R-3". Low-Density Residential uses include single-family houses on individual lots. The "R-3" Residential Single-Family District allows for a minimum lot size of 3,000 square feet and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, started homes, and empty nester homes.

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The property is located within the Downtown Regional Center and is located within a Metro Premium corridor buffer.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Denial.

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 Lone Star Community Plan and is currently designated as "Low Density Mixed Use" in the future land use component of the plan. The requested "R-3" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:
Staff has found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is inconsistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “R-6” Single-Family Residential base zoning is an appropriate zoning district is appropriate for the surrounding area. The proposed “R-3” is unsuitable to the area and introduces too much density in a predominantly “R-6” zoned neighborhood. Additionally, the proposed increase in density is midblock rather than on a corner lot or at an intersection, where density is generally located and more appropriate.

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 Lone Star Neighborhood Plan:

Housing Affordability
LU-6: Establish policies that provide for a range of housing types that are affordable to people at most income levels.
Strategy LU-6.1: Rezone to provide for a range of housing types including single family detached, townhouses, senior housing, live/work units, and apartments.

6. Size of Tract:
The subject property is 0.4298 acres, which would adequately support single-family residential homes.

7. Other Factors:
The applicant is proposing to construct five (5) single-family homes at the subject property.