



City of San Antonio

Legislation Details (With Text)

File #: 19-7287
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/15/2019
Title: ZONING CASE Z-2019-10700232 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot A-11, Block A, NCB 6009, located at 1035 Shook Avenue and 1037 Shook Avenue. Staff recommends Approval.(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
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z-2019-10700232

SUMMARY:
Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 15, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Irene T. (Mimi) Quintanilla & David M. Schmidt

Applicant: Irene T. (Mimi) Quintanilla & David M. Schmidt

Representative: Irene T. (Mimi) Quintanilla & David M. Schmidt

Location: 1035 Shook Avenue and 1037 Shook Avenue

Legal Description: Lot A-11, Block A, NCB 6009

Total Acreage: 0.344

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Fort Sam Houston

Property Details

Property History: The property is part of the original 36 Square Miles of San Antonio and was originally zoned "B" Residence District. The subject property converted from "B" to "R-4" Residential Single-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 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: Single-Family Residence

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residence

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Arion Perfume & Beauty Warehouse

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: Shook

Existing Character: Local

Proposed Changes: None

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

Routes Serviced: 509

Traffic Impact: A Traffic Impact Analysis (TIA) analysis is not required.

Parking Information: The parking requirement for a residential mixed is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “R-4” Residential Single-Family are designed to provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is 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.

Proposed: The proposed zoning district designation of “RM-4.” These districts provide areas for medium to high-density residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring flexible yard and area standards. Mixed residential districts provide flexible density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas. The maximum number of dwellings is limited to four (4) units for RM-4, given the minimum lot size of 4,000 square feet is met for the “RM-4” district.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a Regional Center and is not within a regional center or within a ½ 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 Neighborhoods Community Plan and is currently designated as “High Density Residential” in the future land use component of the plan. The requested “RM-4” base zoning district is consistent with the “High Density Residential” future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. There is existing “RM-4” to the south of the subject property.

3. Suitability as Presently Zoned:

The current “R-4” Residential Single Family District is an appropriate zoning for the property and surrounding area. The surrounding area currently consists of “R-4”, “RM-4”, “R-5”, “MF-33” and “C-2”. Thus, the proposed “RM-4” is appropriate and permits the property owner to maintain the subject property in its current use and configuration. The four (4) units proposed is consistent with the density pattern in the area.

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 the following goals, principles, and objectives of the North Central Neighborhoods Community Plan:

GOAL 4: Ensure a transition between residential and commercial areas that is aesthetically pleasing while discouraging encroachment into residential areas.

6. Size of Tract:

The subject property is 0.344 acres, which could reasonably accommodate the proposed Residential Mixed use.

7. Other Factors:

The applicant is rezoning to make the zoning consistent with the use of the property for four (4) residential dwelling units. Furthermore, this property is a “B” to “R-4” conversion which would allow a duplex by right with an accessory dwelling unit if the property was owner occupied. In this situation, the property owner would be allowed to have a three dwelling units (an owner occupied duplex and 1 accessory dwelling unit). The applicant’s proposed “RM-4” request for four (4) existing onsite homes appears to be consistent with the zoning and development pattern of the area.