



City of San Antonio

Legislation Details (With Text)

File #: 19-7528
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/15/2019
Title: ZONING CASE Z-2019-10700236 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 a Conditional Use for a Professional Office on 0.402 acres out of NCB 3598, located at 1506 Camaron Street and 1510 Camaron Street. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan - 1506 Camaron, 3. Site Plan - 1510 Camaron

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z-2019-10700236 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 a Conditional Use for a Professional Office

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

Case Manager: Lorianne Thennes, Planner

Property Owner: Equity Trust Company Custodian FBO Susan Hammond IRA

Applicant: Sue Hammond

Representative: Sue Hammond

Location: 1506 & 1510 Camaron Street

Legal Description: 0.402 acres out of NCB 3598

Total Acreage: 0.402 acres

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Five Points Neighborhood Association

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio, and was zoned "J" Commercial District. The "J" base zoning district converted to "I-1" in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001. The property was rezoned from "I-1" to its current "R-4" base zoning district according to Ordinance 97522, dated April 24, 2003.

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" and "I-1"

Current Land Uses: Single-family dwellings, industrial

Direction: East

Current Base Zoning: "R-4" and "C-2"

Current Land Uses: Single-family dwellings, commercial

Direction: South

Current Base Zoning: "R-4" and "IDZ"

Current Land Uses: Single-family dwellings, commercial

Direction: West

Current Base Zoning: UZROW

Current Land Uses: Highway

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: Camaron Street

Existing Character: Local

Proposed Changes: None

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

Routes: 2, 20, 82, 88, 89, 202, 282, 288

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

IH-10 is a Texas Department of Transportation Right of Way. Texas Department of Transportation review of Right of Way and access is required.

Parking Information: The minimum parking requirement for a professional office is 1 space per 300 square feet of ground floor area.

ISSUE:

None.

ALTERNATIVES:

Current: The “R-4” Residential Single-Family district provides 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 “R-4” Residential Single-Family district provides 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a regional center and within a premium transit corridor.

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 properties are located within the Midtown Area Regional Center 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 does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "R-4" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The base zoning district is remaining the same for each lot. The "CD" Conditional Use allows consideration of a Professional Office on each lot. The standard conditions for non-residential uses in a residential district would apply.

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 Midtown Area Regional Center Plan:

Goal 1: Preserve the Midtown Area's District Character

Goal 10: Pursue Transformative Projects

Goal 11: Grow Unique Destinations

6. Size of Tract:

The subject property is 0.402 acres, which could reasonably accommodate two professional offices; one on each lot.

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.

The following conditions shall apply to the operation of nonresidential uses permitted within any residential district, unless otherwise approved by the City Council:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.