



City of San Antonio

Legislation Details (With Text)

File #: 19-8437
Type: Zoning Case
In control: Zoning Commission
On agenda: 11/19/2019
Title: ZONING CASE Z-2019-10700234 CD (Council District 3): 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 Three (3) Dwelling Units on Lot 19, Block 2, NCB 3067, located at 231 Chicago Boulevard. 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

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2019-10700234 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 three (3) dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 19, 2019

Case Manager: Lorianne Thennes, Planner

Property Owner: Hausman Homebuyers, Inc.

Applicant: Lazar Hausman

Representative: Lazar Hausman

Location: 231 Chicago Boulevard

Legal Description: Lot 19, Block 2, NCB 3067

Total Acreage: 0.160 acres

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Riverside Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property currently contains a duplex in the main structure and a duplex in the accessory structure. It is within the original 36 square miles of the city and was originally zoned “B” Residence District. The current “R-4” zoning district resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001); the “R-4” Residential Single-Family District converted from the previous “B” Residence District.

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 dwellings

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: Single-family dwellings

Direction: South

Current Base Zoning: “R-4”

Current Land Uses: Single-family dwellings

Direction: West

Current Base Zoning: “R-4”

Current Land Uses: Single-family dwellings

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: Chicago Boulevard

Existing Character: Local

Proposed Changes: None

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

Routes: 34, 36, 232, 242

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

Parking Information: The minimum parking requirement for a 3 family cluster dwelling is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning designation of “R-4” accommodates 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.

Proposed: The proposed zoning designation of “R-4” accommodates the same uses noted above and the proposed “CD” allows additional density for three (3) residential units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center but is within 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 South Central San Antonio Community Plan and is currently designated as “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. The “R-4” base zoning will remain the same. The construction of the third unit above the garage is restricted as shown on the site plan similar to an accessory detached dwelling unit that would be allowed by right if the property was owner occupied.

3. Suitability as Presently Zoned:

The current "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District is an appropriate zoning for the property and surrounding area. The “CD” Conditional Use allows consideration of additional density for three (3) dwelling units.

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 South Central San Antonio Community Plan:

- “Encourage patterns of development that provide the full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure”
- “Encourage a balance of new development and redevelopment of target areas”
- “Low density residential supports the principles of reinforcing existing neighborhoods, and supporting residential growth within walking distance of neighborhood commercial centers and schools”
- “The community also recognizes the varying densities historically found in low density residential areas...”

6. Size of Tract:

The subject property is 0.160 acres, which could reasonably accommodate three (3) dwelling units.

7. Other Factors:

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

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 main structure on this property is a duplex and will remain unchanged. The rear structure is currently also a duplex, but will be demolished and replaced with a two-story structure with one dwelling unit on top floor, and four parking spaces underneath. The construction of the third unit above the garage is restricted as shown on the site plan similar to an accessory detached dwelling unit that would be allowed by right if the property was owner occupied.