



City of San Antonio

Legislation Details (With Text)

File #: 19-8538
Type: Zoning Case
In control: Zoning Commission
On agenda: 11/19/2019
Title: ZONING CASE Z-2019-10700260 (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 Conditional Use for two (2) Residential Units on Lot 8, Lot 9 and the east 14 feet of Lot 7, Block 1, NCB 129, located at 821 West Cypress Street. Staff recommends Approval. (Mercedes Rivas, Senior Planner, (210) 207-0215, Mercedes.Rivas2@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: 1

SUBJECT:
Zoning Case Z-2019-10700260 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 two (2) Residential Units

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

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Francisco Rodriguez

Applicant: Francisco Rodriguez

Representative: Francisco Rodriguez

Location: 821 West Cypress Street

Legal Description: Lot 8, Lot 9 and the east 14 feet of Lot 7, Block1, NCB 129

Total Acreage: 0.1394

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Five Points Neighborhood Association

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The property is part of the original 36 Square Miles of San Antonio and was originally zoned "J" Commercial District. The subject property converted from "J" to "I-1" General Industrial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001. The property was then rezoned from "I-1" to "R-4" Residential Single-Family District by 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: "I-1"

Current Land Uses: Residential home

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Residential home

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Residential home

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Residential home

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: West Cypress Street

Existing Character: Local

Proposed Changes: None

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

Routes Served: 2, 82, 88, 202, 282, 288

Traffic Impact: A TIA cannot be determined at this time.

Parking Information: The minimum parking requirement for single-family residential is 1 space per resident.

ISSUE:

None.

ALTERNATIVES:

Current: Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-4”. The present zoning district designation of “R-4” Residential Single-Family is 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: Same as noted above, but the “CD” Conditional Use would allow for two (2) residential dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Midtown Area Regional Center and is located within 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 Midtown Area Regional Center 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. The base zoning district will remain the same.

3. Suitability as Presently Zoned:

The current “R-4” Residential Single Family District is appropriate for the surrounding area. The proposed zoning maintains the base “R-4.” The Conditional Use allows consideration of additional density for two (2) 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 Midtown Area Regional Center:

- Goal 4 Support Unique, Mixed Activity Areas: Accommodate growth while preserving distinct characteristics of each part of the Midtown Area and providing thoughtful transitions between uses.
- Goal 5 Broaden Housing Choices: Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others.
 - Conserve existing affordable housing and the existing diverse mix of housing types, and expand affordable housing options.
 - Rehabilitate or redevelop housing that is in poor condition.
 - Focus most new housing development closer to multimodal transportation corridors.

6. Size of Tract:

The subject property is 0.1394 acres, which could reasonably accommodate two (2) residential units.

7. Other Factors:

The applicant seeks to rezone the property to make the zoning designation consistent with the use of the property with two (2) residential units.

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.