



# City of San Antonio

## Legislation Details (With Text)

**File #:** 20-1596  
**Type:** Zoning Case  
**In control:** City Council A Session  
**On agenda:** 2/20/2020  
**Title:** ZONING CASE Z-2019-10700312 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "R-1 AHOD" Residential Single Family Airport Hazard Overlay District on Lot 13A excluding northeast triangular 14 feet, Block 2, NCB 2177, located at 802 Arbor Place. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Ordinance 2020-02-20-0123

Date	Ver.	Action By	Action	Result
2/20/2020	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z-2019-10700312

**SUMMARY:**

**Current Zoning:** "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

**Requested Zoning:** "R-1 AHOD" Single Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 21, 2020

**Case Manager:** Mirko Maravi, Senior Planner

**Property Owner:** Francisco Nieto

**Applicant:** Francisco Nieto

**Representative:** Francisco Nieto

**Location:** 802 Arbor Place

**Legal Description:** Lot 13A excluding northeast triangular 14 feet, Block 2, NCB 2177

**Total Acreage:** 0.0360

**Notices Mailed**

**Owners of Property within 200 feet:** 25

**Registered Neighborhood Associations within 200 feet:** West End Hope in Action Neighborhood Association and Gardendale Neighborhood Association

**Applicable Agencies:** None.

**Property Details**

**Property History:** The property was part of the original 36 square miles of San Antonio and originally zoned "C" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "C" Apartment District converted to the current "MF-33" Multi-Family 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:** ROW

**Current Land Uses:** Martinez Creek

**Direction:** South

**Current Base Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-I" Light Commercial and "RM-4" Residential Mixed District

**Current Land Uses:** Mixed uses

**Direction:** East

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Multi-Family

**Direction:** West

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Multi-Family

**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:** Arbor Place

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 79, 277

**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 single-family dwelling is 1 space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The present zoning district designation of "MF-33" Multi-Family District permit for a multi-family use with a maximum density of up to thirty-three (33) units per acre, depending on unit size. An "MF-33" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired.

**Proposed:** The proposed "R-1" Residential Single-Family District zoning district provide options for developing dwelling units for specialized housing markets such as the affordable housing market, starter homes, and empty nester homes on small lots. This district will provide areas for medium to high-density, single-family residential uses where adequate public facilities and services exist, prevent the overcrowding of land, and facilitate the adequate provision of transportation. The "R-1" (residential single-family) zoning district are designed to be in close proximity to schools, public parks, and open space serving the site. The "R-1" district allows for a minimum lot size of 1,250 square feet.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is within the Downtown Regional Center and located within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (9-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is not located within a neighborhood or community plan, thus a finding of consistency is not required.

**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 "MF-33" Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed "R-1" Residential Single-Family is an appropriate zoning for the surrounding area since the use itself

will remain a single-family dwelling without adding density to 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 rezoning request is not within a neighborhood or community plan.

**6. Size of Tract:**

The subject property is 0.0360 acres, which could reasonably accommodate a single-family dwelling.

**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.

Applicant is requesting “R-1” for use and setback requirements. The “R-1” will have a setback of 10’ in the front and 5’ on the side and rear.