



City of San Antonio

Legislation Details (With Text)

File #: 21-4534
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/6/2021
Title: ZONING CASE Z-2021-10700130 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 Two (2) Dwelling Units on Lot 14, Block 128, NCB 7223, located at 815 West Wildwood. Staff recommends Approval. (Joyce Palmer, Senior Planner, (210) 207-0315, Joyce.Palmer@sanantonio.gov, Development Services Department).
Sponsors:
Indexes:
Code sections:
Attachments: 1. 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 Z2021-10700130 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 Two (2) Dwelling Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 6, 2021

Case Manager: Joyce Palmer, Senior Planner

Property Owner: Hector Nevarez

Applicant: Rene LaFuente, Fountain Homes

Representative: Rene LaFuente, Fountain Homes

Location: 815 West Wildwood

Legal Description: Lot 14, Block 128, NCB 7223

Total Acreage: 0.1607 acres

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Central Los Angeles Heights, Northmoor

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the city by Ordinance 1845, dated May 5, 1940 and was originally zoned "B" Residence District. The previous "B" Residence District converted to the current "R-4" Residential Single-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 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 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: West Wildwood

Existing Character: Local

Proposed Changes: None

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

Routes Served: 2, 202, 651

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 two dwelling units is 1 space per unit.

ISSUE: None.

ALTERNATIVES:

Current: The current “R-4” Residential Single-Family District provides for single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed: The proposed “R-4” Residential Single-Family District provides for single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

The proposed “CD” would allow for the use of two (2) residential dwelling units.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or 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 Greater Dellview Area Community Plan and is currently designated as “Low Density Residential.” The requested “R-4” 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 rezoning request is for two existing units, to allow for separate utilities at each unit, and will maintain the low-density residential use of the surrounding neighborhood.

3. Suitability as Presently Zoned:

The current and proposed “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-4” Residential Single-Family maintains the case zoning district. The “CD” Conditional Use would allow for the two (2) existing residential 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 Greater Dellview Area Community Plan:

Goal 5- Promote a community of abundant, diverse, affordable, and quality housing stock while diminishing obstacles to home ownership and long term investment in the area

Housing 5.1.5- Encourage and facilitate the development of quality infill housing where appropriate

Objective 5.1- Promote an attractive environment for homeownership by ensuring maintenance of existing housing stock, reinvestment and rehabilitation of deteriorating housing stock, and the promotion and development of new housing stock

6. Size of Tract:

The subject property is 0.1607 acres, which could reasonably accommodate two dwelling units.

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 “B” to “R-4” Residential Single-Family conversion would allow for a duplex with proper permitting. The two (2) units were constructed independently and the property owner would like an electrical meter for each unit.