



City of San Antonio

Agenda Memorandum

File Number:18-2387

Agenda Item Number: Z-4.

Agenda Date: 4/5/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018096 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 Dwelling Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 6, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Cheryl and Charles Harrington

Applicant: Charles Harrington

Representative: Charles Harrington

Location: 2202 Sacramento Street

Legal Description: Lot 7, Block 25, NCB 8482

Total Acreage: 0.1435

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the Original City Limits of San Antonio, and zoned "B" Two Family Residence. The current "R-4" Residential Single-Family District converted from the previous "B" district upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The subject property is located within a Mandatory Detention Area.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Overlay and Special District Information: 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: Sacramento Street

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Angeles Drive

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are a few bus stops within walking distance on West Olmos Drive and Fredericksburg Road along Bus Routes 100, 520, 95, 96, and 97.

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

Parking Information: Single-Family Residential uses require a minimum of one (1) parking space.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “R-4” base zoning district permits single-family dwellings (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. A duplex is also permitted in this particular case, due to the “B to R-4” Conversion.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center, but it is located within a half (½)-mile of the Zarzamora Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend 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 Near Northwest Community Plan and is currently designated as “Urban Low Density Residential” in the land use component of the plan. The requested “R-4” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The area is predominately single-family, but duplexes are permitted due to the “B” to “R-4” conversion of 2001.

3. Suitability as Presently Zoned:

The existing “R-4” base zoning district is appropriate for the surrounding area. The request is maintaining the base zoning district which is consistent with the zoning of the surrounding area.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The requested zoning will permit up to two (2) residential dwelling units. The current zoning allows a duplex, so the requested density does not exceed what is currently allowed. Although a duplex is permitted by right, the two units on the subject property do not have a shared wall. Additionally, the applicant is requesting the rezoning in order to obtain the appropriate zoning to have a second electrical meter installed.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 0.1435 acre site is of sufficient size to accommodate the proposed development. There are already two dwelling units on the property.

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.