



# City of San Antonio

## Agenda Memorandum

**File Number:**18-3071

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**Agenda Item Number:** 16.

**Agenda Date:** 5/1/2018

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2018168

**SUMMARY:**

**Current Zoning:** "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

**Requested Zoning:** "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 1, 2018

**Case Manager:** Angela Cardona, Planner

**Property Owner:** InDen, LLC

**Applicant:** InDen, LLC

**Representative:** Patrick Christensen

**Location:** 203 Denver Boulevard

**Legal Description:** Lot 15 & 16, Block 58, NCB 1586

**Total Acreage:** 0.1651 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 34

**Registered Neighborhood Associations within 200 feet:** Denver Heights Neighborhood Association

**Applicable Agencies:** None.

### **Property Details**

**Property History:** The subject property falls within the original 36 square miles of San Antonio. The property was zoned “R-2” Two-Family Residence District and later converted to the current “RM-4” Residential Mixed District upon adoption of the Unified Development Code in May, 2001 (Ordinance 93881).

**Topography:** The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “RM-4”

**Current Land Uses:** Single-Family Residential

**Direction:** South

**Current Base Zoning:** “RM-4”

**Current Land Uses:** Single-Family Residential

**Direction:** East

**Current Base Zoning:** “RM-4”

**Current Land Uses:** Single-Family Residential

**Direction:** West

**Current Base Zoning:** “RM-4”

**Current Land Uses:** Church

**Overlay and Special District Information:** The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

### **Transportation**

**Thoroughfare:** Denver Boulevard

**Existing Character:** Local Street

**Proposed Changes:** None Known.

**Thoroughfare:** South Mesquite Street

**Existing Character:** Local Street

**Proposed Changes:** None Known.

**Public Transit:** The nearest VIA bus routes are #28, #30, #32, #232, #230 within walking distance of the subject property.

**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:** Parking requirements are determined by use. Dwelling- 2 Family- Minimum vehicle spaces: 1 per unit. Maximum vehicle spaces: 2 per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. The current “RM-4” allows for a single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:** The subject property falls within a half mile of the Downtown Regional Center and is not within proximity to 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 property is located within the Arena District Plan and is currently designated as “Medium Density Residential”. The requested “R-3” base zoning district is consistent with the adopted future land use plan and consistent with the surrounding residential base zoning districts.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on the neighboring land in relation to the zoning change request as the zoning is consistent with the surrounding residential uses.

**3. Suitability as Presently Zoned:**

The current “RM-4” base zoning is appropriate as the surrounding area is predominately residential.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

Staff finds the request for zoning supports the future land use goal to conserve existing neighborhoods within the Arena District.

**6. Size of Tract:**

The subject property totals 0.1651 acres in size, which should reasonably accommodate the uses permitted in the requested “R-3” base zoning district.

**7. Other Factors:**

The applicant is replatting the parcel allow for two residential lots.