



# City of San Antonio

## Agenda Memorandum

**File Number:**18-5303

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**Agenda Item Number:** Z-14.

**Agenda Date:** 10/4/2018

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 7

**SUBJECT:**

Zoning Case Z2018294 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 four (4) Residential Dwelling Units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 4, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Uzoh Caroline & Francis

**Applicant:** Uzoh Caroline & Francis

**Representative:** Uzoh Caroline & Francis

**Location:** 1710 Donaldson Avenue

**Legal Description:** Lot 87-C, NCB 8361

**Total Acreage:** 0.3511

**Notices Mailed**

**Owners of Property within 200 feet:** 29

**Registered Neighborhood Associations within 200 feet:** Donaldson Terrace

**Applicable Agencies:** None

### **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1944 and was zoned “B” Residence District. Upon the adoption of the 2001 Unified Development Code, the previous “B” converted to the current “R-4” Residential Single-Family District.

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

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

**Direction:** North

**Current Base Zoning:** R-4

**Current Land Uses:** Vacant Lot, Single-Family Residences, Duplex

**Direction:** East

**Current Base Zoning:** R-4

**Current Land Uses:** Vacant Lot, Single-Family Residences

**Direction:** South

**Current Base Zoning:** R-4

**Current Land Uses:** Vacant Lot, Single-Family Residences

**Direction:** West

**Current Base Zoning:** R-4

**Current Land Uses:** Vacant Lot, Single-Family Residences

**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:** Donaldson Avenue

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA route 509 is half a block to the east of the subject property.

**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:** Minimum Parking: 1.5 spaces, per unit.

### **ISSUE:**

None.

### **ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. 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 are allowed within the “R-4” district.

**FISCAL IMPACT:**

None.

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

The subject property is not within any Regional Center, or Premium Transit Corridor.

**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 located within the Near Northwest Community Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4” Single-Family Residential base zoning district is consistent with the future land use designation.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant is seeking the zone change to come into compliance. The property currently has a quadplex and the conditional use will permit the four residential dwelling units.

**3. Suitability as Presently Zoned:**

The current “R-4” base zoning district is appropriate for the subject property’s location. The request will not change the base zoning district, and conditions may be added.

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

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

**5. Public Policy:**

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

**6. Size of Tract:**

The subject property totals 0.3511 acres in size, which reasonably accommodates the uses permitted in “R-4” Single-Family Residential District.

**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.