



City of San Antonio

Agenda Memorandum

File Number:20-2464

Agenda Item Number: Z-4.

Agenda Date: 3/19/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2019-10700347

SUMMARY:

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

Requested Zoning: "R-2 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2020

Case Manager: Patricia Franco, Planner

Property Owner: David Foster

Applicant: Best Way Real Estate, LLC

Representative: David Foster

Location: 725 Virginia Boulevard

Legal Description: the east 58 feet of Lot 18, Block H, NCB 647

Total Acreage: 0.0620

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The property is part of the original 36 Square Miles of San Antonio and was originally zoned “C” Apartment District. The property was rezoned from “C” Apartment District to “R-2” Two-Family District by Ordinance 79329, on December 16, 1993. The subject property converted from “R-2” Two Family District to “RM-4” Residential Mixed District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 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 Dwelling

Direction: East

Current Base Zoning: “RM-4”

Current Land Uses: Single Family Dwelling

Direction: West

Current Base Zoning: “RM-4”

Current Land Uses: Single Family Dwelling

Direction: South

Current Base Zoning: “RM-4”

Current Land Uses: Single Family Dwelling

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: Virginia Boulevard

Existing Character: Local

Proposed Changes: None Known

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

Route Served: 26

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 “RM-4.” These districts provide areas for medium to high-

density residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring flexible yard and area standards. Mixed residential districts provide flexible density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas. The maximum number of dwellings is limited to four (4) units for RM-4, given the minimum lot size of 4,000 square feet is met for the “RM-4” district.

Proposed: The proposed "R-2" (residential single-family) zoning districts are designed to 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. These districts 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-2" (residential single-family) zoning districts are designed to be in close proximity to schools, public parks, and open space serving the site. “R-2” zoning districts are inappropriate for "enclave subdivisions" and are not permitted.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a regional center or within a 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 Arena District / Eastside Community Plan and is designated as “Medium Density Residential” in the future land use plan. The request is consistent with the current 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 area is residential single-family.

3. Suitability as Presently Zoned:

The current “RM-4” Residential Mixed District is not an appropriate zoning for the property, since the property does not meet the 4,000 square foot minimum lot size. The proposed “R-2” is a more suitable zoning district for the property and would enable the applicant to construct a single-family home on the property.

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 Arena District/ Eastside Community Plan:

1. Redevelopment Goals over the next 10-15 years

1.1 New home construction - 25-50 homes per year

6. Size of Tract:

The subject property is 0.062 acres, which could reasonably accommodate requested single- family use.

7. Other Factors:

The applicant is requesting the zoning change to bring the property into compliance as it is currently a substandard lot for the requisite 4,000 square foot minimum lot size in an “RM-4” base zoning district.