



City of San Antonio

Agenda Memorandum

File Number:20-6701

Agenda Item Number: 16.

Agenda Date: 11/17/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT: Zoning Case Z2020-10700235

SUMMARY:

Current Zoning: "PUD R-6 AHOD" Planned Unit Development Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 17, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: Mirna Garza

Applicant: Mirna Garza

Representative: Mirna Garza

Location: 65 Donore Square

Legal Description: Lot 33, Block 1, NCB 16946

Total Acreage: 0.3162 acres

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the city by Ordinance 18115, dated September 25, 1952 and was originally zoned “R-1” Single Family Residential District. It was rezoned to “P-1 (R-1)” Planned Unit Development Single Family Residential District by Ordinance 52451, dated July 17, 1980. The previous “P-1 (R-1)” district converted to the current “R-6 PUD” 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: “C-2,” “MF-33” and “R-6 PUD”

Current Land Uses: Single-family dwellings, multi-family units

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Walking trail and park area

Direction: South

Current Base Zoning: “R-5”

Current Land Uses: Single-family dwelling

Direction: West

Current Base Zoning: “R-6 PUD”

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.

"PUD"

Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

Transportation

Thoroughfare: Donore Square

Existing Character: Local

Proposed Changes: None

Thoroughfare: Donore Place

Existing Character: Local

Proposed Changes: None

Public Transit: There is one VIA bus route within walking distance of the subject property.

Routes: 95

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 unit is 1 space per unit.

ISSUE: None.

ALTERNATIVES:

Current: The current “PUD R-6” Planned Unit Development Residential Single-Family District (per a required PUD site plan) provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed “R-6” Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within a regional center and 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 Medical Center Area Regional Center Plan and is currently designated as “Medium Density Residential.” The requested “R-6” 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 request removes the “PUD” Planned Unit Development Special District and a base “R-6” Residential Single-family remains.

3. Suitability as Presently Zoned:

The current “PUD R-6” and proposed “R-6” Residential Single-Family District are appropriate zoning for the property and surrounding area. The rezoning will allow development of a single-family home.

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 Medical Center Area Regional Center Plan:

Goal 3.1- Promote urban design standards that create healthy and sustainable environments.

“The Medical Center Area will set the standard for a healthy community by offering variety of public gathering spaces, outdoor recreation options, housing and transportation choices...”

6. Size of Tract:

The subject property is 0.3162 acres, which could reasonably accommodate a dwelling unit.

7. Other Factors:

None.