



# City of San Antonio

## Agenda Memorandum

**File Number:**15-5356

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**Agenda Item Number:** 10.

**Agenda Date:** 10/20/2015

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2015306 CD

**SUMMARY:**

**Current Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "R-5 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex Dwelling

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 20, 2015

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Omar Rodriguez

**Applicant:** Omar Rodriguez

**Representative:** Omar Rodriguez

**Location:** 136 Agnes Drive

**Legal Description:** Lots 22 and 23, Block 19, NCB 7328

**Total Acreage:** 0.1148

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** North Central Neighborhoods Community Plan - 46

**Applicable Agencies:** None

### **Property Details**

**Property History:** The subject property was annexed into the city limits in 1940 and was originally zoned “Temporary A” Single-Family Residential District. Upon adoption of the 1965 Unified Development Code, the previous base zoning district converted to the “R-5” Residential Single-Family District. The property is currently vacant and platted in its current configuration.

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

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

**Direction:** North

**Current Base Zoning:** R-5, MF-33

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

**Direction:** South

**Current Base Zoning:** O-1 HL, MF-33, R-5

**Current Land Uses:** Office Building, Apartments and Residences

**Direction:** West

**Current Base Zoning:** R-5, MF-33

**Current Land Uses:** 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:** Agnes Drive

**Existing Character:** Local Street; one lane in each direction with sidewalks each side

**Proposed Changes:** None known

**Thoroughfare:** North Main Avenue

**Existing Character:** Local Street; two lanes in each direction, sidewalks on each side

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines is #5, which operates along McCullough Avenue and stops at Earl Street.

**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:** Off-street vehicle parking requirements are determined by type of use and building size. The zoning application refers to proposed two dwelling units.

Dwelling - 2 Family Cluster Parking Allowed: Minimum Parking Requirement: 1 space per unit Maximum Parking Requirement: 2 spaces per unit.

**ISSUE:**

None.

## **ALTERNATIVES:**

## **FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

## **RECOMMENDATION:**

### **Staff Analysis and Recommendation: Approval**

Denial of the request will allow single-family residential uses.

**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 North Central Neighborhoods Community Plan and is currently designated as Low Density Residential in the future land use component of the plan. The requested “R-5” base zoning district is consistent with this designation.

Low Density Residential encourages residential neighborhoods of low to medium density, and supports compatible in-fill development. Therefore, a conditional use for a duplex dwelling is consistent with the land use.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

#### **3. Suitability as Presently Zoned:**

The current “R-5” base zoning district is appropriate for the subject property’s location given proximity to other single-family residential uses.

#### **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. Low Density Residential encourages residential neighborhoods of low to medium density, and supports compatible in-fill development. Therefore, a conditional use for a duplex dwelling is consistent with the land use.

#### **6. Size of Tract:**

The subject property totals 0.1148 acres in size, which adequately accommodates the uses permitted in “R-5”.

#### **7. Other Factors:**

Any development of the property shall be consistent with the surrounding neighborhood and in compliance with the City of San Antonio’s Unified Development Code.