



City of San Antonio

Legislation Details (With Text)

File #: 17-4862
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/5/2017
Title: ZONING CASE # Z2017220 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 4 and 58, Block 46, NCB 1107, located at 650 and 654 West Petaluma Boulevard. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2017220

SUMMARY:
Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 5, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Raymundo Rivera

Applicant: Raymundo Rivera

Representative: Alane Rivera

Location: 650 and 654 West Petaluma Boulevard

Legal Description: Lots 4 and 58, Block 46, NCB 11076

Total Acreage: 2.230

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City in 2003 as art of the Southside Area Limited Purpose Annexation and was previously zoned “B” Residence District (Ordinance 24277). Upon adoption of the 2001 Unified Development Code, the previous base zoning district 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: Single Family Residences and Vacant Lot

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single Family Residences and Vacant Lots

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single Family Residences and Vacant Lot

Direction: West

Current Base Zoning: R-4

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: West Petaluma Boulevard

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Longwood Avenue

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 46 is within walking distance from 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: Four Family: Minimum vehicle spaces- 1.5 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 “R-4” Residential Single-Family allows single-family dwellings (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet. Other allowed uses are: foster family home and public/private schools.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or within a half mile of a Premium Transit Corridor.

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 West/Southwest Sector Plan, and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “RM-4” Residential Single-Family 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 zone change consists of two separately platted lots. The property addressed at 650 West Petaluma currently has two structures, while 654 West Petaluma remains vacant. The applicant is proposing to put four units on the vacant lot, and in the future add additional units to the lot on 650 West Petaluma. Both of the lots are large in size and can accommodate additional density without overwhelming the neighborhood.

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is appropriate for the subject property’s location; however, a maximum of four units on each lot is still appropriate.

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 2.230 acres in size, which reasonably accommodates the uses permitted in “RM-4” Residential Mixed District.

7. Other Factors:

The applicant will only be allowed a maximum of four (4) units on each lot.