



City of San Antonio

Legislation Details (With Text)

File #: 17-6728

Type: Zoning Case

In control: Zoning Commission

On agenda: 12/19/2017

Title: ZONING CASE # Z2018021 CD (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) residential dwelling units on Lot 41B, Block 36, NCB 3695, located at 703 Darby Boulevard. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2018021 CD

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

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for four (4) residential dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 19, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Natking Steve Mota and Emmy Celis Mota

Applicant: Natking Steve Mota and Emmy Celis Mota

Representative: Natking Steve Mota and Emmy Celis Mota

Location: 703 Darby Boulevard

Legal Description: Lot 41B Block 36, NCB 3695

Total Acreage: 0.4982

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Thompson Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property is a part of the original 36 square miles of San Antonio and was zoned "B" Residence District. Then a 1986 case, Ordinance 63541 rezoned the property to "R-1" Single Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous "R-1" converted to the current "R-6" Residential Single-Family District.

Topography: A small portion towards the front of the property is in the floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences, Vacant Lots

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences, Vacant Lots

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences, Vacant Lots

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences, Vacant Lots

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: SW 21st Street

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Darby Boulevard

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: SW 19th Street
Existing Character: Local Road
Proposed Changes: None Known

Public Transit: VIA route 62 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: Dwelling 4 Family: Minimum parking spaces- 1.5 per unit. Maximum Parking spaces- 2 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 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools would be allowed in the “R-6” district.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is not within a Regional Center or 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 Kelly/South San Pueblo Community Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-6” 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 property currently has a duplex on it, and because of the size of the lot, the applicant proposes to construct another duplex in the rear of the property for a total of four dwelling units.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property’s location. The base will not change, however the conditional use will allow for four (4) residential units on the property.

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 0.4982 acres in size, which reasonably accommodates the uses permitted in “R-6” Residential Single-Family 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.