



City of San Antonio

Legislation Details (With Text)

File #: 16-5107

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/4/2016

Title: ZONING CASE # Z2016251 S (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Manufactured Home on Lot 26, Block 13, NCB 10895, located at 211 San Juan Road. 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: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016251 S

SUMMARY:

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

Requested Zoning: "R-4 S AHOD" Residential Single-Family Airport Hazard Overlay District with Specific Use Authorization for a Manufactured Home

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 4, 2016

Case Manager: Nyliah Acosta, Planner

Property Owner: Yuniesky Guerra Fernandez

Applicant: Yuniesky Guerra Fernandez

Representative: Yuniesky Guerra Fernandez

Location: 211 San Juan Road

Legal Description: Lot 26, Block 13, NCB 10895

Total Acreage: 0.172 acres

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Stinson Airport

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "B" Residence District. 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: Vacant Lot

Direction: West

Current Base Zoning: R-4

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: MH and R-4

Current Land Uses: Single Family Residence and Vacant Lot

Direction: East

Current Base Zoning: R-4

Current Land Uses: Vacant Lot

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: San Juan Road

Existing Character: Local road; one lane in either direction

Proposed Changes: None

Public Transit: There is no nearby VIA transit route to 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: The proposed zoning change will not change the parking requirement of the current uses.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-4" Residential Single Family District.

FISCAL IMPACT:

None.

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 property is located within the Stinson Airport Vicinity Land Use Plan, and is currently designated as Low Density Residential in the future land use component of the plan. The requested "R-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 neighborhood is comprised of a mixture of different housing styles, including manufactured homes; this request is an appropriate fit for the area and is within keeping of the current pattern of development.

3. Suitability as Presently Zoned:

The current "R-4" base zoning district is appropriate for the subject property's location; the surrounding area is composed of small scale 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.

6. Size of Tract:

The subject property totals 0.172 acres in size, which should reasonably accommodate the uses permitted in "R-4" Residential Single-Family District.

7. Other Factors:

None.

