



City of San Antonio

Legislation Details (With Text)

File #: 15-3339

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/2/2015

Title: ZONING CASE # Z2015197 (Council District 6): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 3 and 4, Block 19, NCB 16529 located at 2410 and 2414 Suzette Avenue. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-197_Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2015197

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 2, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Jesus Murillo and Francis Javier Salazar

Applicant: Jesus Murillo

Representative: Jesus Murillo

Location: 2410 and 2414 Suzette Avenue

Legal Description: Lot 3 and 4, Block 19, NCB 16529

Total Acreage: 0.3444

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Cable/Westwood Neighborhood Association

Planning Team: West/Southwest Sector Plan -35

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The property was annexed by the City in 1974 and was originally zoned "Temporary R-1." A 1980 zoning case changed Lot 4 to "R-2." A later zoning case in 1986 rezoned Lot 3 and 4 to "I-1" Light Industrial District.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-6, C-2 CD

Current Land Uses: Office Building/Warehouse, Vacant Land

Direction: South

Current Base Zoning: R-6, I-1

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: R-6

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: Suzette Avenue

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Westfield Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA bus route 64- US 90 Express stops at Pinn Road and US Highway 90, two blocks south of the subject property.

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 typically determined by the type of use and building size. The zoning application refers to Residential Single-Family.

Dwelling - Minimum Parking Requirement: 1 per unit; Maximum Parking Requirement: NA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

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 West/Southwest Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested “R-6” zoning change is consistent with the West/Southwest Sector Plan.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing “I-1” base district is not an appropriate zoning district for the area and is not consistent with West/Southwest Sector Plan.

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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 0.3444 acres in size, which is sufficient to accommodate the proposed

development and required parking.

7. Other Factors:

None.