



City of San Antonio

Legislation Details (With Text)

File #: 15-2234

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/7/2015

Title: ZONING CASE # Z2015135 (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 AHOD" Single-Family Residential Airport Hazard Overlay District on Lot 83 and 84, NCB 11888. 1603 West Terra Alta Drive and 414 Everest Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015135 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015135

SUMMARY:

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

Requested Zoning: "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 7, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Luis Gerlein

Applicant: Luis Gerlein

Representative: Juan Manuel Fernandez

Location: 1603 West Terra Alta Drive and 414 Everest Avenue.

Legal Description: Lot 83 and Lot 84, NCB 11888.

Total Acreage: 0.526

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

Planning Team: San Antonio International Airport Vicinity Land Use Plan-None

Applicable Agencies: Aviation Department

Property Details

Property History: The property is currently zoned “R-5” Residential Single-Family District. On March 7, 1957 (Ordinance 24621) rezoned the property from “A” Temporary Residence District to “A” Single Family Residential District. Upon the adoption of the 1965 Code the property was rezoned as “R-5” Residential Single-Family and in the adoption of the 2001 Unified Development Code, the zoning districts retained the "R-5" Residential Single-Family District classification.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “MF-40 AHOD” “C-2”

Current Land Uses: Senior Center, Office Buildings

Direction: West, South

Current Base Zoning: “R-5” MF-33

Current Land Uses: Vacant Single-Family Residential, Apartments.

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 Terra Alta Drive

Existing Character: Local; 1 lane in each direction with sidewalks.

Proposed Changes: None known.

Thoroughfare: Everest Avenue

Existing Character: Local; 1 lane in each direction with sidewalks.

Proposed Changes: None known.

Public Transit: None.

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 Minimum Parking Requirement: 1.5 spaces per unit. Maximum Parking Requirement: 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the “R-5” residential zoning.

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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as Medium Density Residential in the future land use component of the plan. The requested “R-3 AHOD” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The proposed “R-3” zoning district is appropriate for the subject property. The neighborhood consists of mostly single-family residential uses, with a mixture of multi-family uses. The requested use is consistent with the existing development pattern in the neighborhood.

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 is 0.526 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

Per Aviation, the developer should advise prospective buyers that the home is in an airport landing path and the prospective homeowners may be affected by the noise.