



City of San Antonio

Legislation Details (With Text)

File #: 17-2448

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/4/2017

Title: (Continued from 03/21/17) ZONING CASE # Z2017079 (Council District 4): A request for a change in zoning from "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on P-37 ABS 16, NCB 15261, generally located in the 5800 block of Elm Valley Drive. 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: 4

SUBJECT:

Zoning Case Z2017079

SUMMARY:

Current Zoning: "NP-8 AHOD" Neighborhood Preservation Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 4, 2017. This case was continued from the March 21, 2017 hearing.

Case Manager: Daniel Hazlett, Planner

Property Owner: Home Living Hospitality, LTD

Applicant: Priscilla Gonzalez of KLove Engineering, LLC

Representative: Priscilla Gonzalez of KLove Engineering, LLC

Location: 5800 block of Elm Valley Drive

Legal Description: P-37 ABS 16, NCB 15261

Total Acreage: 5.683

Notices Mailed

Owners of Property within 200 feet: 45

Registered Neighborhood Associations within 200 feet: People Active in Community Effort

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on December 26, 1972, the property was originally zoned "Temporary R-1" Temporary Single-Family District. The current "NP-8" Neighborhood Preservation District resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001); this "NP-8" converted from the previous "R-1a" Single-Family Residence District, which was established by Ordinance 93213, dated January 11, 2001.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: MF-33, NP-8

Current Land Uses: Residential Single-Family

Direction: East, South

Current Base Zoning: NP-8

Current Land Uses: Residential Single-Family

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: Five Palms Drive and Elm Valley Drive

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #619 and is adjacent to 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: Wrecker Service: N/A

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 United Southwest Sector Plan, and is currently designated as Low Density Residential in the future land use component of the plan. The requested “R-6” 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 properties that are located around the subject property are all Residential Single-Family.

3. Suitability as Presently Zoned:

The current “NP-8” base zoning district is appropriate for the surrounding area. The majority of surrounding property is “NP-8”.

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 because it has consistent uses surrounding the property.

6. Size of Tract:

The subject property measures 5.683 acres which accommodates the proposed development.

7. Other Factors:

None.