



City of San Antonio

Legislation Details (With Text)

File #: 17-2380

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/4/2017

Title: ZONING CASE # Z2017094 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 31, Block, NCB 2585, located at 307 Lone Star Boulevard. Staff recommends Denial with an Alternate Recommendation.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2017094

SUMMARY:

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

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 4, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Olga Nilda Gonzalez

Applicant: Olga Nilda Gonzalez

Representative: Olga Nilda Gonzalez

Location: 307 Lone Star Boulevard

Legal Description: Lot 31, NCB 2585

Total Acreage: 0.1905

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Lone Star Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on September 23, 1944, the property was originally zoned "I-2" Heavy Industrial District. The current "R-6" Residential Single-Family changed from the previous "I-2" Heavy Industrial, established by Ordinance 2006-12-14-1441, dated February 13, 2007.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: West, North

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

Current Land Uses: Residential Single-Family, Commercial Infill Development Zone

Direction: East, South

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

Current Land Uses: Residential Single-Family, Residential Single-Family with a conditional use for a duplex

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: Lone Star Blvd.

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #46 and is within walking distance 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: 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 Denial with an Alternate Recommendation for “R-6 CD” Residential Single-Family District with a Conditional Use for a Duplex.

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 Lone Star Community Plan, and is currently designated as Low-Density Mixed Use in the future land use component of the plan. The requested “RM-4” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding neighborhood. The surrounding properties are of a lower density than “RM-4” and the introduction of “RM-4” on the subject property could have an adverse impact on the character and density of the neighborhood.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the surrounding area. The majority of surrounding property is “R-6” and “R-6 CD” with a Conditional Use for a Duplex.

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 appear to conflict with any public policy objective because it is not consistent with the surrounding the properties.

6. Size of Tract:

The subject property measures 0.1722 acre which accommodates the proposed development.

7. Other Factors:

Due to the size of the lot and the uses in the surrounding area staff would recommend “R-6 CD” with a Conditional Use for a Duplex.