



City of San Antonio

Legislation Details (With Text)

File #: 18-2363

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/20/2018

Title: ZONING CASE # Z2018116 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District on Lot 5, Block 1, NCB 13758, located at 114 Roundtree Lane. Staff recommends Denial.

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: 2

SUBJECT:

Zoning Case Z2018116

SUMMARY:

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

Requested Zoning: "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 20, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Rogelio O. Ibarra & Celine S. Ibarra

Applicant: Rogelio O. Ibarra & Celine S. Ibarra

Representative: Rogelio O. Ibarra & Celine S. Ibarra

Location: 114 Roundtree Lane

Legal Description: Lot 5, Block 1, NCB 13758

Total Acreage: 0.1768

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio into 1964 and was zoned “R-1” Single Family Residence District. Upon the 2001 Unified Development Code the previous “R-1” converted to the current “R-6” 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-6

Current Land Uses: Single-Family Residences, Vacant Lot

Direction: East

Current Base Zoning: R-6, MF-33, C-3 CD

Current Land Uses: Apartments, Residences,

Direction: South

Current Base Zoning: C-2, C-2 CD, C-3, C-3R

Current Land Uses: Motel, Apartments, Duplex, Auto Repair, Restaurant, Vacant Lot

Direction: West

Current Base Zoning: R-6

Current Land Uses: Vacant Lots

Overlay and Special District Information: The subject property is within the Mandatory Detention Area.

Transportation

Thoroughfare: Roundtree

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Overlook Road

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 21 is within walking distance from 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: Parking Lot: Minimum Parking Spaces- NA

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools are allowed with the “R-6” District.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the NE 1-35 and Loop 410 Regional Center, but not within a Premium Transit Corridor.

Staff Analysis and Recommendation: Staff recommends Denial.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is currently not within any Community Plan, Neighborhood Plan, or Sector Plan, therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “C-3” is too intense to be further introduced into the block. There are single-family homes to the north and east, and open up the opportunity for intense commercial uses to operate in an otherwise residential area. The applicant proposes to use the property as a parking lot for the engineering office directly to the south of the subject property fronting on Randolph Boulevard. Commercial uses are already encroaching into the neighborhood, four lots down is a contractor trades facility. Encouraging incompatible uses in residential areas, is against best planning practices, and would continue to alter the character of the neighborhood.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property’s location. Across the street are single-family residential uses, as well as adjacent to the subject property.

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 0.1768 acres in size, which does not accommodate the uses permitted in “C-3” Commercial District.

7. Other Factors:

None.