



City of San Antonio

Legislation Details (With Text)

File #: 17-1909

Type: Zoning Case

In control: City Council A Session

On agenda: 4/6/2017

Title: ZONING CASE # Z2017053 CD (Council District 2): An Ordinance amending the Zoning District Boundary from "R-6" Residential Single-Family District to "R-6 CD" Residential Single-Family District with Conditional Use for 4 dwelling units on Lot 8, Block 1, NCB 12831, located at 601 Coleman Street. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2017053 Location Map, 2. Z2017053 CD Site Plan, 3. Z2017053 CD Minutes, 4. Draft Ordinance.pdf, 5. Ordinance 2017-04-06-0217

Date	Ver.	Action By	Action	Result
4/6/2017	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017053 CD

SUMMARY:

Current Zoning: "R-6" Residential Single-Family District.

Requested Zoning: "R-6 CD" Residential Single-Family District with Conditional Use for 4 dwelling units.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 21, 2017.

Case Manager: Oscar Aguilera, Planner

Property Owner: Lima Square, LLC

Applicant: Mariana A Munante

Representative: Christopher Hernandez

Location: 601 Coleman Street

Legal Description: Lot 8, Block 1, NCB 12831

Total Acreage: 0.3317

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Government Hill Alliance Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on September 25, 1952 and was originally zoned “J” Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “I-1” General Industrial District. On October 16, 2008 (Ordinance 200810160955) rezoned the property to “R-6” Single-Family Residential District. The property is currently vacant.

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, R-CD

Current Land Uses: Single-Family Homes, & Two Unit Homes Lots and vacant lots.

Direction: West

Current Base Zoning: R-6, R-CD

Current Land Uses: Single-Family Homes, & Two Unit Homes Lots and vacant lots.

Direction: East

Current Base Zoning: R-6, R-CD

Current Land Uses: Single-Family Homes, & Two Unit Homes Lots and vacant lots.

Direction: South

Current Base Zoning: R-6, R-CD

Current Land Uses: Single-Family Homes, & Two Unit Homes Lots and vacant lots.

Overlay and Special District Information: None

Transportation

Thoroughfare: Coleman Street

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Bee Steet

Existing Character: Local Street

Proposed Changes: None known

Public Transit: No VIA bus routes operate near the 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: Dwelling - Single-Family parking: Minimum vehicle parking spaces 1 per Unit. Maximum vehicle parking spaces 2 per Unit.

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 and Zoning Commission (9-0) recommend Approval.

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

1. Consistency:

The subject property is located within the Government Hill Community Plan and is currently designated as Low Density Residential. The requested "R-6" 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 neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The proposed rezoning to "R-6 CD" with Conditional Use for four single family dwelling units is appropriate for the subject property. There are several similar uses within the residential neighborhood. The development of the subject property with these zoning districts contributes towards the Government Hill Community Plan vision of compatibility of Housing types. There are several vacant and abandon homes within this area and the proposed development will bring needed investment to 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 0.3317 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.