



City of San Antonio

Legislation Details (With Text)

File #: 17-2375

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/4/2017

Title: ZONING CASE # Z2017091 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 20, Block 16, NCB 16526, located at 2338 Pinn Road. 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: 6

SUBJECT:

Zoning Case Z2017091

SUMMARY:

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

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 4, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: John Martinez

Applicant: John Martinez

Representative: John Martinez

Location: 2338 Pinn Road

Legal Description: Lot 20, Block 16, NCB 16526

Total Acreage: 0.1722

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Cable-Westwood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on December 12, 1972, the property was originally zoned "Temporary R-1" Temporary Single-Family District. The current "R-6" Residential Single-Family District resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: C-2, C-3NA

Current Land Uses: Commercial, Residential Single-Family

Direction: East, South

Current Base Zoning: R-6, C-3

Current Land Uses: Residential Single-Family, Commercial

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: Pinn Road

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #612 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 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 West Sector Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The requested “C-2” 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 predominantly commercial.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is not appropriate for the surrounding area. The majority of surrounding property is “C-2” and “C-3NA”.

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 0.1722 acre which accommodates the proposed development.

7. Other Factors:

None.