



# City of San Antonio

## Agenda Memorandum

**File Number:** 17-2549

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**Agenda Item Number:** Z-10.

**Agenda Date:** 4/20/2017

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2017075

**SUMMARY:**

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

**Requested Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 21, 2017

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Edward & Edna Trevino

**Applicant:** Edward & Edna Trevino

**Representative:** Edward & Edna Trevino

**Location:** 240 Carlota Avenue

**Legal Description:** Lot 20 and the North 22 Feet of Lot 19, Block 13, NCB 7499

**Total Acreage:** 0.1327

**Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:** Loma Park Neighborhood Association

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed into the City Limits on September 6, 1945, the property was originally zoned "C" Apartment District. It converted to "MF-33" Multi-Family District after the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001). The current "R-6" Residential Single-Family District changed from the previous "MF-33," which was established by Ordinance 98691, dated January 8, 2004.

**Topography:** None.

## **Adjacent Base Zoning and Land Uses**

**Direction:** West, North

**Current Base Zoning:** R-6

**Current Land Uses:** Residential Single-Family

**Direction:** East, South

**Current Base Zoning:** R-6

**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:** Carlota Avenue

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus route are #82 and #282 are 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 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 property is located within the West/Southwest Sector Plan, and is currently designated as General Urban Tier in the future land use component of the plan. The requested "R-4" 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 "R-6" base zoning district is appropriate for the surrounding area. The "R-4" base zoning request is appropriate to allow for a home to be built on the subject property due to the lot being under the required 6,000 square feet.

**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 0.1237 acre which accommodates the proposed development.

**7. Other Factors:**

None.