



City of San Antonio

Agenda Memorandum

File Number: 14-2847

Agenda Item Number: Z-18.

Agenda Date: 12/4/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 7

SUBJECT:

Zoning Case Z2014246

SUMMARY:

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-3 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 4, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: Carlos & Vanessa Abelar

Applicant: Carlos Abelar

Representative: Arredondo Interests (Jerry Arredondo)

Location: 208 Roanoke Avenue

Legal Description: 0.1607 of an acre out of Lots 409 & 410, NCB 11432

Total Acreage: 0.1607

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: None

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned “A” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “R-5” Residential Single-Family District. The property is currently vacant and unplatted.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Zoning and Land Uses

Direction: North, East, South and West

Current Base Zoning: “R-5”

Current Land Uses: Single-family residences and vacant land

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: Roanoke Avenue

Existing Character: Local Street; one lane in each direction and sidewalks on each side

Proposed Changes: None known

Thoroughfare: Brandywine Avenue

Existing Character: Local Street; one lane in each direction and sidewalks on each side

Proposed Changes: None known

Thoroughfare: Lark

Existing Character: Local Street; one lane in each direction and sidewalks on each side

Proposed Changes: None known

Public Transit: VIA bus lines 82 and 282 operate along Culebra Road.

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: Off-street vehicle parking requirements are determined by type of use and building size. The Traffic Impact Analysis refers to a two-family dwelling.

Dwelling - 2 Family - Minimum Requirement: 1 per unit; Maximum Allowance: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the existing “R-5” zoning designation.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (7-3) 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 not located within an approved neighborhood plan but is located within a primarily single-family residential neighborhood. Therefore, a single-family dwelling is consistent with the existing character of the neighborhood. The proposed request will allow for single-family residential uses on smaller lots.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning request.

3. Suitability as Presently Zoned:

The current “R-5” base zoning district is consistent with existing housing availability.

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 requested zoning change does not appear to conflict with any public policy objectives.

6. Size of Tract:

The subject property totals 0.1607 of an acre in size, which reasonably accommodates the uses permitted in “R-3”.

7. Other Factors:

Should the request be approved the property owner will need to comply with all permitting and development regulations, including setback requirements and building size limits, set forth by the Development Services Department and the Unified Development Code.