



City of San Antonio

Legislation Details (With Text)

File #: 15-2885

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/5/2015

Title: ZONING CASE # Z2015172 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on 0.8287 acres out of Lot 77, Block 58, NCB 11106 located at 303 West Baetz Boulevard. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015172 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015172

SUMMARY:

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

Requested Zoning: "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 19, 2015 (continued from the May 5, 2015 hearing)

Case Manager: Oscar Aguilera, Planner

Property Owner: Luis Alberto Torres Delgado and Julio Cesar Torres

Applicant: Luis Alberto Torres Delgado

Representative: Carlos Martinez Varela

Location: 303 West Baetz Boulevard

Legal Description: Lot 77, Block 58, NCB 11106

Total Acreage: 0.8287

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector Plan -35

Applicable Agencies: None

Property Details

Property History: The property was subdivided as Mayfield Park Subdivision and recorded with Bexar County on September 30, 1947. The property was then annexed as “R-1” Temporary Single-Family Residence District. On February 25, 1988 the property was rezoned from “R-1” Temporary Residence District to “R-1” One Family Residential District (Ordinance 66677). Upon the adoption of the 2001 Unified Development Code, the zoning district changed to "R-6" Residential Single-Family District classification.

Topography: Portion of the property is located within the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: East and South

Current Base Zoning: “R-6”

Current Land Uses: Vacant lots, single-family homes, and two-family dwellings

Direction: West, North

Current Base Zoning: “R-6” and “RM-4”

Current Land Uses: vacant lots, single-family homes, Six Mile Creek, and two-family dwellings

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: West Baetz Boulevard

Existing Character: Local Street.

Proposed Changes: None known.

Public Transit: There is a VIA bus stop located at the intersection of Moursund Boulevard at Baetz Boulevard (Route 44), one city block 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: Dwelling - 2 Family cluster parking: 1 per unit. Maximum Parking Requirement: 2 per unit.

ISSUE:

Portion of the property is within the 100-year flood plain. The applicant must meet Sec.35-F141 and Sec. 35-F142 Specific Standards of the Unified Development Code, in order to construct the desired two (2) dwelling units.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District zoning.

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/Southwest Sector Plan and is designated as a General Urban Tier. The requested “RM-6 AHOD” Residential Mixed Airport Hazard Overlay 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 surrounding properties.

3. Suitability as Presently Zoned:

The applicant requests this zoning change in order to build two (2) single-family home units. The zoning designation is appropriate for this location. The requested use is consistent with the existing development pattern.

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 0.8287 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.