



City of San Antonio

Legislation Details (With Text)

File #: 15-3126
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/19/2015
Title: ZONING CASE # Z2015183 CD (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Four-Family Dwelling on Lot 1 save and except North 15 Feet, Block 34, NCB 3589. Located at 403 School Street. Staff recommends Denial.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-183_Location Map, 2. Z2015183 CD_site plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2015183 CD

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

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Four-Family Dwelling

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 19, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Raul Sifontes

Applicant: Raul Sifontes

Representative: Raul Sifontes

Location: 403 School Street

Legal Description: Lot 1 save and except North 15 Feet, Block 34, NCB 3589

Total Acreage: 0.2096

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Roosevelt Park Neighborhood Association

Planning Team: South Central Planning Team-16

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned “R-1” Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District. The subject property was platted as described by deed and plat records (volume 105, page 206 of the Deed and Plat Records of Bexar County, Texas) in approximately 1927. The property currently is developed with two structures. One was built in 1949 with approximately 4455 square feet and a detached structure built in 1980 with approximately 224 square feet.

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

Adjacent Base Zoning and Land Uses

Direction: All

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: School Street, Fairbanks, Whiting

Existing Character: Local, Type A; one lane each direction with sidewalks on both side

Proposed Changes: None known

Thoroughfare: Fairbanks, Whiting

Existing Character: Local, Type A; one lane each direction

Proposed Changes: None known

Public Transit: VIA transit routes 34 and 232 are nearby the subject property to the west and operate along Roosevelt Avenue.

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 typically determined by the type of use and building size. The zoning application refers to Residential Mix.

Minimum Parking Requirement: 1.5 per unit;

Maximum Parking Requirement: 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 recommends Denial.

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 South Central Neighborhood Plan and is currently designated as Low Density Residential in the future land use component of the Plan. The requested “R-6” base district is consistent with the future land use designation. The proposed conditional use for four (4) units on the subject property located in the heart of a single-family residential district makes the proposed land use unsuitable for a higher density residential development.

2. Adverse Impacts on Neighboring Lands:

The proposed Conditional Use for Four Dwelling Units will significantly alter the land use pattern and character of the immediate area as the proposed change is incompatible with the already-existing surrounding pattern of development and the surrounding single family land use in this area.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district is appropriate for the subject property. The majority of the area is similarly zoned with exception of the intersection of Roosevelt Avenue and School Street to the west of the subject property.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare due to this zoning request. Staff is concerned with the potential change in character and increased density and intensity of proposed Conditional Use for Four (4) Dwelling Units that could occur from the request.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 0.2096 of an acre in size, which is sufficient to accommodate the proposed development and required parking. The subject property is fully developed with parking.

7. Other Factors:

The subject property is fully developed with four dwelling units and is non conforming in the R-6 zoning district.