



City of San Antonio

Legislation Details (With Text)

File #: 15-3583
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/16/2015
Title: ZONING CASE # Z2015205 (Council District 2): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lots 24, 25, and 26, NCB 6057 located at 515 and 517 Moten Alley. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 15051)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-205_Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015205
(Associated Plan Amendment PA 15051)

SUMMARY:

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 16, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: Mary E. Pierson-Mackey

Applicant: City of San Antonio (on behalf of Mary E. Pierson-Mackey)

Representative: City of San Antonio

Location: 515 and 517 Moten Street

Legal Description: Lot 24, 25, and 26, NCB 6057

Total Acreage: 0.129

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Harvard Place - Eastlawn

Planning Team: Arena District/Eastside Community

Applicable Agencies: None.

Property Details

Property History: The current “I-2” base zoning district resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001); this “I-2” base zoning district converted from the previous “L” base zoning district, which was established by the 1938 Zoning District according to the Ferguson Denim maps.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-2

Current Land Uses: Single-Family Residence

Direction: East

Current Base Zoning: I-2

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Single-Family Residence

Direction: West

Current Base Zoning: I-2

Current Land Uses: Single-Family Residence

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: Moten Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a VIA bus stop eight blocks south at the corner of New Braunfels and Hays Street.

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: Parking Class/Permitted Use: DWELLING - 1 Family (Detached) cluster parking allowed. Minimum Vehicle Spaces: 1 per unit; Maximum Vehicle Spaces: N/A

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the “I-2” Heavy Industrial zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Arena District/Eastside Community Future Land Use Plan and is currently designated as Parks/Open Space in the land use component of the plan. Council District 2 is initiating a Plan Amendment and Zoning Case by Resolution to accommodate the proposed Single-Family home for the subject property. Staff and Planning Commission recommend approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on the neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The requested "R-4" Single-Family Residential district is appropriate for the subject property. The requested “R-4” will not have any effects on the future development and is adjacent to other residential use. The requested “R-4” base zoning district is consistent with the adopted land use designation.

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

7. Other Factors:

None.