



City of San Antonio

Legislation Details (With Text)

File #: 15-3616
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/16/2015
Title: ZONING CASE # Z2015215 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-3 IDZ AHOD" Single-Family Residential Infill Development Zone Airport Hazard Overlay District on a 0.086 of an acre out of Lot 7 and 8, Block 3, NCB 2576 located at 214 Stark Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-215_Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2015215

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

Requested Zoning: "R-3 IDZ AHOD" Single-Family Residential Infill Development Zone Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 16, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Never Too Late Business Travel Center, Narcisco Cano

Applicant: Never Too Late Business Travel Center, Narcisco Cano

Representative: Never Too Late Business Travel Center, Narcisco Cano

Location: 214 Stark Street

Legal Description: 0.086 of an acre out of Lot 7 and 8, Block 3, NCB 2576

Total Acreage: 0.086

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Collins Garden

Planning Team: Lone Star Community Planning Team-1

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial Airport Hazard Overlay District. In 2006 the subject property was rezoned to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District. The subject property is not platted in its current configuration and is vacant.

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: Single-Family Residential

Direction: South

Current Base Zoning: R-6, MF-33

Current Land Uses: Single-Family Residential

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: Stark Street, Keller Street, Rehmann Street

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

Proposed Changes: None known

Public Transit: There is no VIA transit route nearby 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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Single-Family Dwelling Unit.

Minimum Parking Requirement: 1 per unit;

Maximum Parking Requirement: NA.

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 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 located within the Lone Star Community Plan and is currently designated as Low Density Residential in the land use component of the plan. The requested “R-3” base zoning district is consistent with the adopted land use designation. The development meets the intent of the Infill Development Zone which encourages development of vacant land, bypass lands, or the redevelopment of underutilized structures/lands.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of any 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:

Both the existing “R-6” base zoning district and the proposed “R-3 IDZ” zoning district are appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff has not found any likely 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 0.086 of an acre site is sufficient size to accommodate the proposed development.

7. Other Factors:

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes,

and setbacks.