



City of San Antonio

Legislation Details (With Text)

File #: 15-4442
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/18/2015
Title: ZONING CASE # Z2015253 CD (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-4 CD IDZ AHOD" Residential Single-Family Infill Development Overlay Airport Hazard Overlay District with a Conditional Use for four (4) dwelling units on 0.1002 acres of land out of NCB 3128 located at 120 West Highland Boulevard. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-253 CD_Location Map, 2. Z2015253 CD Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2015253 CD

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

Requested Zoning: "R-4 CD IDZ AHOD" Residential Single-Family Airport Hazard Overlay Infill Development Overlay with a Conditional Use for four (4) dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 18, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Alejos & Sylvia V. Briseno

Applicant: Alejos & Sylvia V. Briseno

Representative: Alejos Briseno

Location: 120 West Highland Boulevard

Legal Description: 0.1002 acres of land out of NCB 3128

Total Acreage: 0.1002

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Roosevelt Park

Planning Team: N/A

Applicable Agencies: None

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938, and was originally zoned “B” Residence District. Upon the adoption of the 2001 Unified Development Code, the “B” converted to "R-4" Residential Single-Family District. The applicant currently has a multi-family development consisting of 4 units on the subject property.

Topography: The 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: R-4, I-1

Current Land Uses: Single and Multi-Family residences and Commercial Uses

Direction: East

Current Base Zoning: R-4, I-1

Current Land Uses: Single-Family Residence and Commercial Uses

Direction: South

Current Base Zoning: R-4, C-2

Current Land Uses: Single-Family Residencies and Commercial Use

Direction: West

Current Base Zoning: R-4.

Current Land Uses: Single and Multi-Family Residencies

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: Highland Boulevard

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Presa Street

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Thoroughfare: Castillo Street
Existing Character: Local Street
Proposed Changes: None known

Thoroughfare: Alamosa Street
Existing Character: Local Street
Proposed Changes: None known

Public Transit: There is a VIA bus stop one block east at the corner of Highlands Boulevard and South Presa Street.

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: The “IDZ” Infill Development Zone District eliminates off-street vehicle parking requirements. The parking requirements are waived with “IDZ” as an overlay.

ISSUE:
None.

ALTERNATIVES:
Denial of the zoning request will result in the subject property retaining the "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

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 Lone Star Community Plan and is currently designated as Low Density Residential in the future land use component of the Plan. The current “R-4” base zoning is consistent with the current land use designation. The request to rezone to “R-4 CD IDZ” would allow the existing four (4) units on site and would be consistent with the development pattern in the area.

2. Adverse Impacts on Neighboring Lands:

Staff finds that there are no adverse impacts on adjacent properties.

3. Suitability as Presently Zoned:

The “R-4” Residential Single-Family base zoning district is consistent with the adopted land use designation and the surrounding zoning and uses. There is no change proposed for the base zoning district.

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 rezoning does not appear to be in conflict with any public policy.

6. Size of Tract:

The subject property is 0.1002 acres in size.

7. Other Factors: The applicant requests this zoning change in order to bring the subject property into compliance with applicable zoning regulations. The subject property was unable to qualify for Nonconforming Use.