



City of San Antonio

Legislation Details (With Text)

File #: 15-4455
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/18/2015
Title: ZONING CASE # Z2015259 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 25, Block 8, NCB 13959, located at 5410 Congo Lane. Staff recommends Denial.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-259_Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:
Zoning Case Z2015259

SUMMARY:
Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District
Requested Zoning: "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District

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

Case Manager: Robert C. Acosta, Planner

Property Owner: Rodrigo R. and Roxann M. Gonzalez

Applicant: Rodrigo R. Gonzalez

Representative: Rodrigo R. Gonzalez

Location: 5410 Congo Lane

Legal Description: Lot 25, Block 8, NCB 13959

Total Acreage: 0.1435

Notices Mailed

Owners of Property within 200 feet: 37

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Planning Team - 35

Applicable Agencies: None

Property Details

Property History: The property was originally annexed in 1966 and zoned Temporary “R-A” Residence-Agriculture District. In 1993 the property was rezoned from “R-A” to “R-1” Temporary Single-Family Residential District. Upon the adoption of the 2001 Unified Development Code, the “R-1” converted to "R-6" Residential Single-Family District. The applicant currently has a multi-family development consisting of 3 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-6

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: R-6, I-1

Current Land Uses: Single-Family Residences and Vacant land

Direction: South

Current Base Zoning: R-6, C-6 CD, I-1

Current Land Uses: Single-Family Residences and Industrial Uses

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

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: Congo Lane

Existing Character: Local Street

Proposed Changes: None known.

Thoroughfare: Callaghan Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known.

Thoroughfare: Herbert Lane
Existing Character: Local Street
Proposed Changes: None known

Thoroughfare: Jose Lane
Existing Character: Local Street
Proposed Changes: None known

Public Transit: There is a VIA bus stop one block west along Callaghan Road and Congo Lane.

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: 1.5 spaces per unit. Maximum Parking Requirement: 2 spaces per unit.

ISSUE:
None.

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

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 West/Southwest Sector Plan and is currently designated as Suburban Tier in the future land use component of the Plan. The subject property is located in an area that is predominately single-family residential in character on the north, south, east and west. The request for "RM-5" zoning district would allow a three (3) unit multi-family development that is not consistent with the surrounding properties and would significantly alter the development pattern of the area.

2. Adverse Impacts on Neighboring Lands:

The requested zoning would allow multi-family uses not consistent with the single-family residential character of the area.

3. Suitability as Presently Zoned:

The "R-6" Residential Single-Family zoning district is consistent with the adopted land use designation and the surrounding zoning and uses.

4. Health, Safety and Welfare:

The health, safety, and welfare of the public would be adversely impacted by increased density and traffic in the area.

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 0.1435 acres in size and accommodates single-family residential development.

7. Other Factors:

None.