



City of San Antonio

Legislation Details (With Text)

File #: 15-4411

Type: Zoning Case

In control: City Council A Session

On agenda: 9/3/2015

Title: ZONING CASE # Z2015238 (Council District 3): An Ordinance amending the Zoning District Boundary from "C-3R H RIO-5 AHOD" General Commercial Restrictive Alcoholic Sales Mission Historic River Improvement Overlay Airport Hazard Overlay District to "R-6 H RIO-5 AHOD" Residential Single-Family Mission Historic River Improvement Overlay Airport Hazard Overlay District on Lot 27, Block 0, NCB 7657, located at 1430 Napier Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 15064)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015238 Location Map, 2. Z2015238 Zoning Minutes, 3. Ordinance 2015-09-03-0751

Date	Ver.	Action By	Action	Result
9/3/2015	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015238
(Associated Plan Amendment 15064)

SUMMARY:

Current Zoning: "C-3R H RIO-5 AHOD" General Commercial Restrictive Alcoholic Sales Mission Historic River Improvement Overlay Airport Hazard Overlay District

Requested Zoning: "R-6 H RIO-5 AHOD" Residential Single-Family Mission Historic River Improvement Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 4, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Alba De Leon

Applicant: Alba De Leon

Representative: Barbara Warren

Location: 1430 Napier Avenue

Legal Description: Lot 27, NCB 7657

Total Acreage: 0.22

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: East Pyron Symphony Lane Neighborhood Association

Planning Team: South Central Planning Team - 16

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September 25, 1952 (Ordinance # 18115) and the front of the property was zoned “B-3RH” Historic Business Restrictive Alcoholic Sales District. Upon the adoption of the 2001 Unified Development Code, the previous zoning district converted to “C-3R” Commercial Restrictive Alcoholic Sales. On June 27, 2002, Ordinance 96044 established a “RIO-5” River Overlay District for the property.

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, East

Current Base Zoning: R-6 H, C-3R H, MF-33H

Current Land Uses: Single-Family Residence and Vacant Lots

Direction: West, South

Current Base Zoning: MF-33H

Current Land Uses: Single-Family Residence and Vacant Lots

Overlay and Special District Information: None

Transportation

Thoroughfare: Napier Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: None.

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: Dwelling - 1 Family: Minimum; 1 parking space per unit. Maximum; N/A

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "C-3 R H" Commercial Restrictive Alcoholic Sales Mission Historic District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (7-0) recommend 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 property is located within the South Central San Antonio Community Plan and is designated as "Parks / Open Space" land use. The requested "R-6" base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to "Low Density Residential" land use. Staff and Planning Commission recommended approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The proposed "R-6" zoning district would be appropriate for the subject property. The existing property is adjacent to single-family homes. The applicant requests this zoning change in order to build a single-family home. The property is currently vacant surrounded by single-family homes.

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

7. Other Factors:

None.