



City of San Antonio

Legislation Details (With Text)

File #:	16-1317
Type:	Staff Briefing - Without Ordinance
In control:	Zoning Commission
On agenda:	1/19/2016
Title:	ZONING CASE # Z2016027 (Council District 2): A request for a change in zoning from "NC H AHOD" Neighborhood Commercial Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Historic Airport Hazard Overlay District with two (2) Single-Family uses on 0.1465 acres of land out of NCB 520 located at 432 Burleson Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16007)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Z2016-027 LOCATION MAP, 2. Z2016027 Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016027
(Associated Plan Amendment 16007)

SUMMARY:

Current Zoning: "NC H AHOD" Neighborhood Commercial Dignowity Hill Historic Airport Hazard Overlay District

Requested Zoning: "IDZ H AHOD" Infill Development Zone Dignowity Hill Historic Airport Hazard Overlay District with two (2) Single-Family uses

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: MS410 Partners LLC (Marcelo Andonie)

Applicant: MS410 Partners LLC (Marcelo Andonie)

Representative: MS410 Partners LLC (Marcelo Andonie)

Location: 432 Burleson Street

Legal Description: 0.146 acres of land out of NCB 520

Total Acreage: 0.146

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits in 1938. According to available records, the subject property was zoned "R-2." Upon the adoption of the 2001 Unified Development Code, the subject property was converted to "RM-4" Residential Mixed. On December 6, 2012, the subject property was rezoned from "RM-4" Residential Mixed to "NC" Neighborhood Commercial (Ordinance # 2012-12-06-0953).

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: NC H, R-6 H

Current Land Uses: Single Family Residences, Bulverde Glass

Direction: East

Current Base Zoning: NC H, RM-4 H

Current Land Uses: Single Family Residences, Vacant Lot

Direction: South

Current Base Zoning: IDZ H

Current Land Uses: Single Family Residences

Direction: West

Current Base Zoning: R-5 H

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: Burleson Street

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: North Hackberry Street

Existing Character: Primary Arterial Type B

Proposed Changes: None known

Public Transit: There are no VIA Bus Routes located within close proximity to 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:

“IDZ” Infill Development Zone District waives parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “NC H” zoning district designation.

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 property is located within the Dignowity Neighborhood Plan and is designated as Neighborhood Commercial. The requested "IDZ" base zoning district is not consistent with the adopted land use designation. The applicant has requested an associated Plan Amendment to Low Density Mixed Use. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request. The requested zoning will allow for additional single- family dwellings that are compatible with the surrounding neighborhood.

3. Suitability as Presently Zoned:

The existing "NC H" zoning district is not appropriate for the subject property and surrounding areas as the subject property is not of adequate size to accommodate many commercial uses. Furthermore, the surrounding properties are primarily single family dwellings, making the requested “IDZ H” with two (2) single-family dwellings a more suitable use.

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. The zoning request fulfills the goals of the Dignowity Hill Neighborhood Plan by increasing homeownership through infill development and housing rehabilitation.

6. Size of Tract:

The subject property is 0.146 acres in size, which accommodates the proposed development for two (2) single-family dwelling units with adequate space for parking.

7. Other Factors:

None.