



City of San Antonio

Legislation Details (With Text)

File #: 16-1688
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/16/2016
Title: ZONING CASE # Z2016083 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District on Lot 8 & 9, Block 2, NCB 2276 located at 2219 West Houston Street. Staff recommends Denial.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-083 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 Z2016083

SUMMARY:
Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District
Requested Zoning: "MF-25 AHOD" Low Density Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 16, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Charles A Pena

Applicant: Charles A Pena

Representative: Charles A Pena

Location: 2219 West Houston Street

Legal Description: Lot 8 & 9, Block 2, NCB 2276

Total Acreage: 0.287

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The subject property was platted as established in the original 36 square mile plat of the city of San Antonio. The subject property was improved in 1952 with approximately 4 units totaling approximately 4,114 square feet of residential.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: All Direction

Current Base Zoning: R-4

Current Land Uses: Residential Single-Family

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: West Travis Street, West Houston Street, North Nueces Street, North Sabinas

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

Proposed Changes: None known

Public Transit: The nearest VIA bus route is 75, 76, 275, and 276 which operates one block south on West Commerce 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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Multi-Family Residential

Minimum Parking Requirement: 1.5 per unit;

Maximum Parking Requirement: 2 per unit.

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 Denial.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is not located within the approved plan, therefore no future designation is provided for the measure of consistency of a master plan. The proposed zoning request of “MF-25 AHOD” is not consistent with the surrounding predominate zoning districts of “R-4” and land uses of single-family residential.

2. Adverse Impacts on Neighboring Lands:

The proposed zoning request is located within the Prospect Hill Neighborhood Association and is surrounded on all sides by single-family residences on 4,000 square foot lots. The proposed “MF-25” would result in a negative impact on the single-family fabric of the neighborhood.

3. Suitability as Presently Zoned:

The existing base zoning “R-4” is consistent with the surrounding base zoning districts and land 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 as proposed appears to conflict with the basic planning principals of non compatible uses.

6. Size of Tract:

The subject property measures 0.2870 of an acre tract and is sufficient to accommodate the existing six unit development and parking requirements.

7. Other Factors:

None.