



City of San Antonio

Legislation Details (With Text)

File #: 16-2127

Type: Zoning Case

In control: City Council A Session

On agenda: 4/7/2016

Title: ZONING CASE # Z2016031 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 31, Block 24, NCB 11357 located at 2122 Valencia Calle. Staff recommends Denial. Zoning Commission recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016031 Location Map, 2. Z2016031 zoning minutes, 3. Draft Ordinance, 4. Ordinance 2016-04-07-0259

Date	Ver.	Action By	Action	Result
4/7/2016	1	City Council A Session	Motion to Approve	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016031

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single Family Airport Hazard Overlay District

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 1, 2016. This case is continued from the December 15, 2015 and February 2, 2016 hearings.

Case Manager: Erica Greene, Planner

Property Owner: Jose Cruz & Rosa Elia Montelongo

Applicant: Jose Cruz Montelongo

Representative: Jose Cruz Montelongo

Location: 2122 Valencia Calle

Legal Description: Lot 31, Block 24, NCB 11357

Total Acreage: 0.152

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector Plan - 34

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned was previously zoned “R-1” Single-Family Residence District which was established by Ordinance #00494 in 1987. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Residential

Direction: West

Current Base Zoning: R-6

Current Land Uses: Residential

Direction: South

Current Base Zoning: R-6

Current Land Uses: Residential

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential

Overlay and Special District Information: None

Transportation

Thoroughfare: Valencia Calle

Existing Character: Arterial Street

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #66 and #68 located to the north of the subject property.

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 proposed zoning change will not change the parking requirement of the current uses.

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District.

FISCAL IMPACT:
None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial. Zoning Commission recommends Approval (9-1).

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 designated as Neighborhood and Community Commercial. The requested "RM-4" Residential Mixed base zoning district is not consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The intensity of rezoning the subject property to "RM-4" will alter the consistency of the land uses.

3. Suitability as Presently Zoned:

The current "R-6" base zoning district is appropriate for the subject property's location. The adjacent properties are zoned "R-6" which works in conjunction with surrounding single family dwellings in the zoning districts.

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 rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.152 acres in size, which should reasonably accommodate the uses permitted in "R-6" Residential Single-Family District.

7. Other Factors:

The applicant proposes converting the garage into living space on the subject property which involves an additional meter. The surrounding properties are zoned "R-6" Residential Single-Family District and the request to rezone the subject property will not make the land uses more compatible with one another. The applicant may need to request a variance from the Board of Adjustments for a change in setbacks and/or

encroachments.