



City of San Antonio

Legislation Details (With Text)

File #: 16-2793
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/3/2016
Title: ZONING CASE # Z2016141 (Council District 3): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "MH AHOD" Manufactured Housing Airport Hazard Overlay District on Lots 18, 19, and 20, NCB 15666, located in the 12000 Block of FM 1937. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-141 LOCATION MAP

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2016141

SUMMARY:
Current Zoning: "R-4 AHOD" Single-Family Residential Airport Hazard Overlay District
Requested Zoning: "MH AHOD" Manufactured Housing Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 3, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: Christie M. Rodriguez

Applicant: Christie M. Rodriguez

Representative: Christie M. Rodriguez

Location: 12000 Block of FM 1937

Legal Description: Lots 18, 19 and 20, NCB 15666

Total Acreage: 0.516

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 31, 1988 (Ordinance # 68293). On April 13, 1989, the subject property was rezoned from "R-1", "B", "R-4", and "B-3R" to "B-2" Business District (Ordinance # 69286). Upon the adoption of the 2001 Unified Development Code, "B-2" base zoning has been converted to "C-2" Commercial District. On August 7, 2014, the property was rezoned to "R-4" Residential Single-Family (Ordinance 2014-08-07-0557).

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences, Vacant

Direction: East

Current Base Zoning: OCL

Current Land Uses: Agricultural uses

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single Family Residences

Direction: West

Current Base Zoning: R-6 CD

Current Land Uses: Manufactured 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: FM 1937

Existing Character: Rural Roadway

Proposed Changes: None known

Public Transit: There are no VIA Bus Routes located near 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:

Dwelling - 1 Family(Detached) cluster parking allowed. Minimum Vehicle Spaces: 1 per unit. Maximum Vehicle Spaces: N/A.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “R-4” zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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 Heritage South Sector Plan and is designated as General Urban Tier. The requested "MH" zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request.

3. Suitability as Presently Zoned:

The existing “R-4” zoning district is appropriate for the subject property. However, the requested mobile home use is not permitted under the “R-4” zoning designation. The property currently sits vacant and is located adjacent other single-family dwellings and manufactured homes, and will not conflict with surrounding uses.

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 requested land use adheres to the Heritage South Sector Plan by providing land uses that are compatible with neighboring properties that preserve natural and cultural resources, neighborhood character, and economic viability.

6. Size of Tract:

The subject property is 0.516 acres in size, which accommodates the proposed development for mobile home uses.

7. Other Factors:

None.