



City of San Antonio

Legislation Details (With Text)

File #: 16-4870
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/20/2016
Title: ZONING CASE # Z2016226 S (Council District 2): A request for a change in zoning from "R-5" Residential Single-Family District to "R-5 S" Residential Single-Family District with Specific Use Authorization for a Manufactured Home on Lot 2E, NCB 10746, located at 231 Boulder Avenue. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2016226 S

SUMMARY:
Current Zoning: "R-5" Residential Single-Family District

Requested Zoning: "R-5 S" Residential Single-Family District with a Specific Use Authorization for a Manufactured Home

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 20, 2016

Case Manager: Nylih Acosta, Planner

Property Owner: Nancy Edith Martinez

Applicant: Mark Robles

Representative: Mark Robles

Location: 231 Boulder Avenue

Legal Description: Lot 2E, NCB 10746

Total Acreage: 0.208 acres

Notices Mailed

Owners of Property within 200 feet: 11

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 in 1952 and was previously zoned "A" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" 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-5

Current Land Uses: Manufactured Home

Direction: West

Current Base Zoning: R-5

Current Land Uses: Manufactured Home

Direction: South

Current Base Zoning: R-5

Current Land Uses: Manufactured Home

Direction: East

Current Base Zoning: R-5

Current Land Uses: Manufactured Home

Overlay and Special District Information: None

Transportation

Thoroughfare: Boulder Avenue

Existing Character: Primary Arterial

Proposed Changes: None

Public Transit: The nearest VIA bus route, #30, is within walking distance 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-5" Residential Single-Family District.

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 Eastern Triangle Community Plan, and is currently designated as Low Density Mixed Use in the future land use component of the plan. The requested "R-5" Residential Single-Family district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "R-5" base zoning district is appropriate for the subject property's location. The subject property is within a manufactured home neighborhood, and the development would fill in the vacant lot that is currently there, without hindering or changing the character of the neighborhood.

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 0.208 acres in size, which would reasonably accommodate the uses permitted in "R-5" Residential Single-Family District.

7. Other Factors:

None