



City of San Antonio

Legislation Details (With Text)

File #: 16-5095
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/4/2016
Title: ZONING CASE # Z2016249 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 4, Block 31, NCB 1334, located at 407 Blaine Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016249 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2016249

SUMMARY:
Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 4, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: San Antonio Affordable Housing, Inc.

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 407 Blaine Street

Legal Description: Lot 4, Block 31, NCB 1334

Total Acreage: 0.112

Notices Mailed

Owners of Property within 200 feet: 41

Registered Neighborhood Associations within 200 feet: Harvard Place - East Lawn Neighborhood Association and Dignowity Hill Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property is located within the original city limits as established in 1938, and was originally zoned "J" Commercial District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "I-1" General Industrial District.

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

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: I-1, MF-33

Current Land Uses: Vacant lots, Church, and Single-Family Homes.

Direction: East, South

Current Base Zoning: I-1, MF-33

Current Land Uses: Vacant lots, Duplex, and Single-Family Homes

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: Blaine

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA bus route 20 at New Braunfels Ave and Hays Street.

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: Dwelling - 1 Family: Minimum vehicle parking spaces 1 per Unit. Maximum vehicle parking spaces N/A.

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 Approval.

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

1. Consistency:

The subject property is located within the Arena District / Eastside Community Plan and is currently designated as Medium Density Residential in the future land use component of the plan. Therefore, the current “I-1” designation is not consistent with the future land use component of the plan. The requested “R-4” base zoning district is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The requested “R-4” district is appropriate for the subject property. The request for “R-4” will not have any negative effects on future development, but rather provide additional housing to the area. The site location is on a Local Street and it is surrounded by similar residential 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.

6. Size of Tract:

The subject property is 0.112 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.