



City of San Antonio

Legislation Details (With Text)

File #: 16-5096
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/4/2016
Title: ZONING CASE # Z2016248 (Council District 6): A request for a change in zoning from "C-2NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 2, Block 8, NCB 13959, located at 2142 South Callaghan Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016248 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:
Zoning Case Z2016248

SUMMARY:
Current Zoning: "C-2NA AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District

Requested Zoning: "R-5 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: 2142 South Callaghan Road

Legal Description: Lot 2, Block 8, NCB 13959

Total Acreage: 0.120

Notices Mailed

Owners of Property within 200 feet: 23

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 was annexed into the City Limits on January 20, 1966 and was originally zoned "R-1" Temporary Single-Family Residential District. On February 25, 1993 the Property was rezoned to "B-2 NA" Business District Nonalcoholic Sales District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-2 NA" Commercial Nonalcoholic Sales 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: C-2, C-2NA, R-6, I-1

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

Direction: East, South

Current Base Zoning: C-2, C-2NA, R-6, I-1

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

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: Callaghan

Existing Character: Secondary Arterial Type A 86'

Proposed Changes: None known

Public Transit: There are no VIA bus routes near the property.

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 West Sector Plan and is currently designated as Suburban Tier in the future land use component of the plan. The requested “R-5” 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-5” district is appropriate for the subject property. The request for “R-5” will not have any negative effects on future development, but rather provide additional housing to the area. The site location is surrounded by similar land residential uses and a public park.

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 0.120 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.