



City of San Antonio

Legislation Details (With Text)

File #: 16-5149
Type: Zoning Case
In control: Zoning Commission
On agenda: 10/4/2016
Title: ZONING CASE # Z2016242 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2 P" Commercial Pedestrian District and "RM-4" Residential Mixed District on 0.118 acres out of NCB 6861, located at 103 Carle 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: 5

SUBJECT:
Zoning Case Z2016242

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District and "RM-4" Residential Mixed District

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

Case Manager: Nylicah Acosta, Planner

Property Owner: Bernardino Vasquez Jr

Applicant: Bernardino Vasquez Jr

Representative: Bernardino Vasquez Jr

Location: 103 Carle Avenue

Legal Description: 0.118 acres out of NCB 6861

Total Acreage: 0.118 acres

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1905. The property was zoned "B-2" Business District, and upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "C-2" Commercial District. Then a 2006 case (2006-12-14-1441) zoned the subject property as "R-4" 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 and R-4

Current Land Uses: Single-Family Residence

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: None

Current Land Uses: Carle Avenue

Direction: East

Current Base Zoning: None

Current Land Uses: Carle Avenue

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: Carle Avenue

Existing Character: Local Road

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #46 is within walking distance of the subject property.

Traffic Impact: Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is

exempt from TIA requirements.

Parking Information: The “IDZ” Infill Development Zone District waives off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-4" 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 Lone Star Community Plan, and is currently designated as Low Density Mixed Use in the future land use component of the plan. The requested “IDZ” Infill Development Zone base zoning 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-4” base zoning district is appropriate for the subject property’s location. However, the property faces Carle Avenue, Probandt, and is in close proximity to IH 10; IDZ would be a suitable buffer to the adjacent 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 0.118 acres in size, which should reasonably accommodate the uses permitted in “IDZ” Infill Development Zone District.

7. Other Factors:

None.

