



City of San Antonio

Legislation Details (With Text)

File #: 16-5756
Type: Zoning Case
In control: Zoning Commission
On agenda: 11/15/2016
Title: ZONING CASE # Z2016284 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lot 12, Block 80, NCB 9362, located at 507 Clovis Place. Staff recommends Denial.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-284

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2016284

SUMMARY:
Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 15, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Domingo Reyes

Applicant: Domingo Reyes

Representative: Mildred Lopez

Location: 507 Clovis Place

Legal Description: Lot 12, Block 80, NCB 9362

Total Acreage: 0.1607

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed in 1947 and originally zoned "C" Apartment District. In 1988 the subject property was rezoned to "R-1" Single Family Residential District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "R-6" Residential Single Family District. The subject property was developed with a single-family residence built in 1977 with an approximately 1,160 square foot structure. The subject property is currently vacant.

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

Adjacent Base Zoning and Land Uses

Direction: All

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

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: West Harding Boulevard, Garnett Street, Clovis Place

Existing Character: Local, Type A

Proposed Changes: None known

Public Transit: The nearest transit line is located at Pleasanton Road and Clovis Place, VIA route 44 which operates along Pleasanton Road.

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Residential Mixed Use with up to 4 units on a minimum 4,000 square foot lot.

Minimum Parking Requirement: 1.5 per unit;

Maximum Parking Requirement: 2 per unit.

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 Denial.

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/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The proposed “RM-4” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found the requested “RM-4” for up to four dwelling units will likely have an adverse impact on the established residential single-family neighborhood.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district is suitable as presently zoned. The single family neighborhood is well established with the “R-6” zoning district.

4. Health, Safety and Welfare:

Staff has concerns that the change in zoning request could have a negative impact on public health, safety and welfare.

5. Public Policy:

Staff has found indication of likely adverse effects on the West/Southwest Sector Plan. Although the plan does encourage low and medium density development, the plan’s vision does not promote it at the expense of displacement or degrading a well-established single-family residential neighborhood land development pattern. General Urban Tier includes single-family houses on individual lots.

6. Size of Tract:

The subject property is 0.1607 acre in size, which is sufficient for the proposed development.

7. Other Factors:

None.