



City of San Antonio

Legislation Details (With Text)

File #: 17-1674
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/21/2017
Title: ZONING CASE # Z2017056 (Council District 5): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on the South 109.6 Feet of Lot 2, Block 3, NCB 2819, located at 2907 West Martin Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2017056

SUMMARY:
Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 21, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Ezequiel Ramirez

Applicant: Gabriel Molina

Representative: Gabriel Molina

Location: 2907 West Martin Street

Legal Description: The South 109.6 Feet of Lot 2, Block 3, NCB 2819

Total Acreage: 0.1101

Notices Mailed

Owners of Property within 200 feet: 41

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was previously zoned “GG” Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-2” 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: MF-33

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: C-2

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: C-2

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: C-2

Current Land Uses: Single-Family Residences

Overlay and Special District Information: None

Transportation

Thoroughfare: West Martin Street

Existing Character: Local Road.

Proposed Changes: None Known.

Public Transit: VIA route 77 is directly across the street from the subject property on West Martin Street.

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: Dwelling- Minimum Vehicle Spaces: 1 per unit. Maximum Vehicle Spaces: NA

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning 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 an area that currently does not have a plan.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Staff recognizes the “C-2” zoning on adjacent single-family residences next to the subject property. It is ideal that the subject property and eventually the neighboring land be downzoned to residential zoning.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is inappropriate, as the current urban fabric of the neighborhood primarily consists of single-family residences.

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, as there is no designated plan for this area.

6. Size of Tract:

The subject property totals 0.1101 acres in size, which will reasonably accommodate the uses permitted in “R-4” Residential Single-Family District.

7. Other Factors:

None.