



City of San Antonio

Legislation Details (With Text)

File #: 17-3163
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/16/2017
Title: ZONING CASE # Z2017154 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 14, Block 25, NCB 507, located at 1213 N. Olive Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2017154

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 16, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Flores Xoxitl Moreno

Applicant: Luis S. Faraklas and Cheri Fragoso

Representative: Luis S. Faraklas and Cheri Fragoso

Location: 1213 N. Olive Street

Legal Description: Lot 14, Block 25, NCB 507

Total Acreage: 0.1552 acres

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was part of the original 36 miles. The property was rezoned from the former "L" First Manufacturing District to "I-1" Light Industrial, which was established by Ordinance 70785, dated December 14, 1989.

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: I-1

Current Land Uses: Commercial, Industrial

Direction: West

Current Base Zoning: I-1

Current Land Uses: Single Family Housing

Direction: South

Current Base Zoning: I-1

Current Land Uses: Single Family Housing

Direction: East

Current Base Zoning: I-1

Current Land Uses: Commercial, Industrial

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.

Proposed Changes: None known

Thoroughfare: Sherman Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are no bus routes within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Parking requirements are determined by use. Residential use requires a minimum of one parking space 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 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 Arena District/ Eastside Community Plan and is currently designated as “Medium Density Residential”. The requested base zoning district of “R-6” is consistent with the current 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 as it supports the plan goal to establish a land use pattern that is responsive to the existing context.

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is inappropriate for the surrounding area. The majority of surrounding property is residential.

4. Health, Safety and Welfare: Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

Staff finds that the request is not contrary to any stated public policy objective, as the plan calls for medium density residential land uses.

6. Size of Tract:

The 0.1552 acre tract is of sufficient size for an “R-6”.

7. Other Factors:

None.

