



City of San Antonio

Legislation Details (With Text)

File #: 17-3784

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/20/2017

Title: ZONING CASE # Z2017175 CD (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex on Lot 27, Block 335, NCB 9428, located at 422 West Vestal Place. Staff recommends Denial.

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: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2017175 CD

SUMMARY:

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

Requested Zoning: "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Duplex

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 20, 2017

Case Manager: Nylicah Acosta

Property Owner: Enhanced Alamo Homes, LLC

Applicant: Alfredo Esparza Colunga

Representative: Alfredo Esparza Colunga

Location: 422 West Vestal Place

Legal Description: Lot 27, Block 335, NCB 9428

Total Acreage: 0.1864

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1947 and was previously zoned "B" Residence District. A 1988 case, Ordinance 66677, rezoned the property from "B" Residence District to "R-1" One Family Residence District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" 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

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-6, R-6 CD with Conditional Use for Two Residences on a lot and MF-33

Current Land Uses: Single-Family Residences and Apartments

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 Vestal Place

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 44 and 243 are within walking distance of the subject property.

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- Duplex- Minimum Vehicle Spaces: 1 per unit. Maximum Vehicle Spaces: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or within a half mile of a Premium Transit Corridor.

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 property is located within the West/Southwest Sector Plan, and is currently designated as General Urban in the future land use component of the plan. The requested “R-6” Residential Single-Family base zoning district is consistent with the future land use designation. However, staff was unable to identify other duplex uses within the area.

2. Adverse Impacts on Neighboring Lands:

The subject property is surrounded by single-family uses. The requested “R-6 CD” with conditional use for a duplex is not within character of the neighborhood.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property’s location. However, the use of a duplex is inconsistent with the development pattern in the community.

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, because it is consistent with the plan.

6. Size of Tract:

The subject property totals 0.1864 acres in size, which reasonably accommodates the uses permitted in “R-6” Residential Single-Family District.

7. Other Factors:

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.