



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-3807

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 6/20/2017

**Title:** ZONING CASE # Z2017172 (Council District 9): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 22, 23, and 24, Block 3, NCB 11719, located at 11103, 11107, and 11111 Belair Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17055)

**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:** 9

**SUBJECT:**

Zoning Case Z2017172  
(Associated Plan Amendment 17055)

**SUMMARY:**

**Current Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 20, 2017

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Bill C. Rocha

**Applicant:** Ramiro Valadez, III

**Representative:** Brown & Ortiz, PC

**Location:** 11103, 11107, and 11111 Belair Drive

**Legal Description:** Lots 22, 23, and 24, Block 3, NCB 11719

**Total Acreage:** 0.57

**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 into the City of San Antonio on September 25, 1952 (Ordinance #18115) and zoned Temporary "A" Residential District. The current "R-5" base zoning district resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

**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:** North

**Current Base Zoning:** C-2NA CD, MF-33

**Current Land Uses:** Dental Lab, Vacant Lot

**Direction:** East

**Current Base Zoning:** MF-33

**Current Land Uses:** Multi-Family Residences, such as Duplexes

**Direction:** South

**Current Base Zoning:** C-1, MF-33

**Current Land Uses:** Apartment complex, Church

**Direction:** West

**Current Base Zoning:** C-3

**Current Land Uses:** Veterinary Hospital, Ballet Arts School, Spiritual Center

**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:** Anchor Drive

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Belair Drive

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** Bus Route 602 (Stop #28696) is within a minute-walk from the subject property on Belair Drive.

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

**Parking Information:** A Dwelling for Two (2) Families requires a minimum of one (1) parking space per unit and a maximum of two (2) parking spaces 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.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is not located within a Regional Center, nor is it within a half-mile of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

**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 San Antonio International Airport Vicinity Plan and is currently designated as “Medium Density Residential” and “Community Commercial” in the land use component of the plan. The requested “RM-5” base zoning district is not consistent with the “Community Commercial” land use designation. The applicant has requested a plan amendment to “Medium Density Residential” for the entire property. Staff and Planning Commission recommend approval.

**2. Adverse Impacts on Neighboring Lands:**

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. There is a strong presence of multi-family development, such as duplexes and apartment complexes, to the east and south of the property.

**3. Suitability as Presently Zoned:**

The existing “R-5” is appropriate for the surrounding area. The residential uses to the east and south of the property makes the “R-5” Residential Single-Family District appropriate, however, the “RM-5” Residential Mixed District will better-suit the specific area.

**4. Health, Safety and Welfare:**

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. These three lots are currently vacant, and the addition of residential to an already established residential neighborhood does not seem to indicate adverse effects for the surrounding area.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective. It is also in line with an objective in the plan that aims to protect the integrity of existing residential neighborhoods and prevention of excessive noise pollution.

**6. Size of Tract:**

The 0.57-acre site is of sufficient size to accommodate the proposed development of eight (8) units.

**7. Other Factors:**

None.