



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-4509

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 8/15/2017

**Title:** ZONING CASE # Z2017208 (Council District 5): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 37 and 38, Block 4, NCB 7490, located at 143 Dolores Avenue. Staff recommends Denial, with an Alternate Recommendation.

**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 Z2017208

**SUMMARY:**

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

**Requested Zoning:** "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 15, 2017

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Moises Gonzalez

**Applicant:** Camerina Gonzalez Carrion

**Representative:** Camerina Gonzalez Carrion

**Location:** 143 Dolores Avenue

**Legal Description:** Lots 37 and 38, Block 4, NCB 7490

**Total Acreage:** 0.14 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 34

**Registered Neighborhood Associations within 200 feet:** Loma Park Neighborhood Association (North)

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed on September 6, 1945 (Ordinance 2590) and was zoned “C” Apartment District on March 3, 1948 (Ordinance 6846). The property was later converted to “MF-33” Multi- Family District upon adoption of the Unified Development Code on May 3, 2001 (Ordinance 93881). The current “R-5” Residential Single- Family District was adopted on January 8, 2004 (Ordinance 98691).

**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:** R-5

**Current Land Uses:** Single-Family Residential

**Direction:** West

**Current Base Zoning:** R-5

**Current Land Uses:** Vacant

**Direction:** South

**Current Base Zoning:** R-5

**Current Land Uses:** Single- Family Residential

**Direction:** East

**Current Base Zoning:** R-5, R-5 CD

**Current Land Uses:** Single- Family Residential and Duplexes

**Overlay and Special District Information:**

The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

**Transportation**

**Thoroughfare:** Culebra Road

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Thoroughfare:** Dolores Avenue

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** The nearest VIA bus route is #77 and is within walking distance of the subject property.

**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:** Parking requirements are determined by use: Dwelling- 2 Family- Minimum vehicle spaces: 1 per unit. Maximum vehicle spaces: 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.

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

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

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial, with an Alternate Recommendation of “R-5 CD” Residential Single-Family District with a Conditional Use for a Duplex.

**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 Tier”. The request for “RM-6” base zoning district is consistent with the adopted future land use plan.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change because the request is consistent with the development pattern that exists in the neighborhood.

**3. Suitability as Presently Zoned:**

The current “R-5” base zoning district is appropriate for the subject property’s location. The requested “RM-6” is also appropriate for the subject property’s location as it would not dramatically alter the character of the neighborhood with similar uses existing on the block and surrounding area. However, the alternate recommendation of staff for “R-5 CD” is more consistent with the existing zoning and land uses in the area and does not introduce a zoning district that is new to the original fabric and zoning trends in the area.

**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 land use goals and strategies of the West/Southwest Plan Goal to provide a range of housing types and prices to accommodate all residents within the Sector and within

the same neighborhood, to promote quality design and construction for new housing and re-invest in existing residential neighborhoods.

**6. Size of Tract:**

The subject property totals 0.14 acres in size, which should reasonably accommodate the uses permitted in “RM-6” Residential Mixed District.

**7. Other Factors:**

None.