



City of San Antonio

Legislation Details (With Text)

File #: 17-5202

Type: Zoning Case

In control: City Council A Session

On agenda: 10/5/2017

Title: ZONING CASE # Z2017211 CD (Council District 4): An Ordinance amending the Zoning District Boundary 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 11, Block 52, NCB 8944, located at 539 Price Avenue. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. 17-5202_Z2017211 CD_DraftOrdinance, 5. Ordinance 2017-10-05-0772

Date	Ver.	Action By	Action	Result
10/5/2017	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2017211 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: September 5, 2017

Case Manager: Angela Cardona, Planner

Property Owner: KC SAT Real Estate LLC

Applicant: KC SAT Real Estate LLC

Representative: San Juana Cruz, Manager

Location: 539 Price Avenue

Legal Description: Lot 11, Block 52, NCB 8944

Total Acreage: 0.1607 acres

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Quintana Community

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed on August 3, 1944 (Ordinance 1259) and was zoned “R-1” Single-Family Residence District. Upon the adoption of the Unified Development Code on May 3, 2001 (Ordinance 93881), the zoning 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: Residential

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential

Direction: South

Current Base Zoning: R-6

Current Land Uses: Residential

Direction: West

Current Base Zoning: R-6

Current Land Uses: Residential

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: Price

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Spindle Avenue

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route #251, 515 and 524 are 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. The “R-6” Residential Single-Family District allows Single-family dwellings (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet. Other uses permitted in “R-6” include foster family home and public/private schools.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within one mile of the Port San Antonio Regional Center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend 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 Kelly/South San Pueblo Community Plan and is currently designated as “Low Density Residential”. The requested base zoning district of “R-6” is consistent with the designated 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 request as it supports the current land use pattern.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the surrounding area. The majority of surrounding property is residential. The proposed Conditional Use for a duplex does not adversely affect the density in the area but compliments the area and offers a different housing option.

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 of the Kelly/South San Pueblo Community Plan. “Low Density Residential” is a prescribed designation and land use highlighted in the Plan.

6. Size of Tract:

The 0.1607 acre tract is of sufficient size for an “R-6”.

7. Other Factors:

The conditional use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.