



City of San Antonio

Legislation Details (With Text)

File #: 18-1040
Type: Zoning Case
In control: Zoning Commission
On agenda: 12/19/2017
Title: ZONING CASE # Z2018016 (Council District 4): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on the North 123 feet of Lot 25 and the South 96.23 feet of the North 123 feet of Lot A, Block 35, NCB 11167, located at 2802 Malta 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: 4

SUBJECT:
Zoning Case Z2018016

SUMMARY:
Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 19, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Azucena M. Sanchez

Applicant: Jessica Villanueva

Representative: Jessica Villanueva

Location: 2802 Malta Street

Legal Description: North 123 feet of Lot 25 and the South 96.23 feet of the North 123 feet of Lot A, Block 35, NCB 11167

Total Acreage: 0.2576

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: TXDOT

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 25, 1952, established by Ordinance 18115, and was zoned "B" __, which converted to the current "R-4" Residential Single-Family District upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The subject property is located within the Leon Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4, C-3

Current Land Uses: Vacant Lot, Used Auto Sales

Direction: East

Current Base Zoning: R-4

Current Land Uses: Duplex, Single-Family Residential

Direction: South

Current Base Zoning: C-2, R-4

Current Land Uses: Vacant Lot, Barber Shop, Single-Family Residential

Direction: West

Current Base Zoning: C-3

Current Land Uses: Freeway

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: Poteet Jourdanton Freeway

Existing Character: Primary Arterial Type A

Proposed Changes: None known

Thoroughfare: Malta Street

Existing Character: Local

Proposed Changes: None known

Public Transit: There are two bus stops nearby (Stops #22659 & #21699). Both are within a five-minute walk, but one is across Poteet Jourdanton Freeway. They are both located on West Villaret Boulevard along Bus Route 524.

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: Commercial allows a variety of uses, all of which have their own respective parking requirements. Parking requirements can be found in the Unified Development Code, as per Table 526-3b.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. Single-family residential consists of dwellings (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

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 subject property is located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

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 existing single-family residential to the east of the property, but a Type B Buffer of fifteen (15) feet is required in between “C-2” and “R-4” zoning to mitigate any likely adverse effects.

3. Suitability as Presently Zoned:

The existing “R-4” base zoning district is not appropriate for the surrounding area. There is “R-4” zoning to the east of the subject property, but it is fronting Poteet Jourdanton Freeway which is transitioning into a commercial corridor in that area. The requested “C-2” zoning is better-suited for the subject property.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The requested “C-2” base zoning district will be between the frontage of Poteet Jourdanton Freeway and single-

family residential uses. It will serve as a buffer between the freeway and the residential, which does not indicate likely adverse effects.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The requested zoning is consistent with the future land use designation in the West/Southwest Sector Plan.

6. Size of Tract:

The 0.2576 acre site is of sufficient size to accommodate the proposed development. There is currently a structure on the site, which could potentially be converted into a commercial use.

7. Other Factors:

None.