



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1523

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 2/6/2018

**Title:** ZONING CASE # Z2018058 CD (Council District 5): 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 Conditional Use for two (2) residential dwelling units, Lot 1, Block 2, NCB 1270, located at 781 Harriman Place. Staff recommends Approval.

**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:** 5

**SUBJECT:**

Zoning Case Z2018058 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 Conditional Use for two (2) residential dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 6, 2018. This case has been expedited to the February 15, 2018 City Council Hearing due to the cancellation of the January 16 Zoning Commission Meeting.

**Case Manager:** Angela Cardona, Planner

**Property Owner:** Roland Mireles

**Applicant:** Roland Mireles

**Representative:** Roland Mireles

**Location:** 781 Harriman Place

**Legal Description:** Lot 1, Block 2, NCB 6769

**Total Acreage:** 0.1550

**Notices Mailed**

**Owners of Property within 200 feet:** 32

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was part of the original 1936 City Limits and was zoned “R-1” Residential Single-Family District (Ordinance 87216). The property then converted to the current “R-6” upon adoption of the Unified Development Code on May 3, 2001 (Ordinance 93881).

**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-6”

**Current Land Uses:** Residential

**Direction:** South

**Current Base Zoning:** “R-6”

**Current Land Uses:** Residential

**Direction:** East

**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:** 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:** Harriman Place

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Carolyn Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus route #62 is 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: 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. “R-6” Residential Single-Family District accommodates Single-Family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center or near 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 property is located within the Kelly/South San Pueblo Community Plan and is currently designated as “Low Density Residential”. The request for “R-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 uses of the surrounding properties.

**3. Suitability as Presently Zoned:**

The current “R-6” base zoning district is appropriate for the subject property’s location.

**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 Kelly/ South San Pueblo Community Plan, as the future land use is currently designated as “Low Density Residential” which accommodates the applicant’s request.

**6. Size of Tract:**

The subject property totals 0.1550 acres in size, which should reasonably accommodate the uses permitted in “R-6” Residential single-Family District.

**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.