



City of San Antonio

Legislation Details (With Text)

File #: 18-1537
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/6/2018
Title: ZONING CASE # Z2018042 CD (Council District 2): 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 a Conditional Use for four (4) residential dwelling units on Lot 2, Block 2, NCB 1270, located at 1206 East Carson. 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: 2

SUBJECT:
Zoning Case Z2018042 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 four (4) 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: Maia Properties, LLC

Applicant: EJ Lee

Representative: EJ Lee

Location: 1206 East Carson

Legal Description: Lot 2, Block 2, NCB 1270

Total Acreage: 0.1397

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Government Hill Alliance

Applicable Agencies: Fort Sam Houston

Property Details

Property History: The subject property is within the original 36 square miles of the City. It was zoned “C” Apartment District, which converted to “MF-33” Multi-Family Residential upon adoption of the Unified Development Code in 2001 (Ordinance 93881). The property was then rezoned to the current “R-6” Residential Single-Family District on October 16, 2008 (Ordinance 2008-10-16-0955).

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: Military Base

Current Land Uses: Military Base

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Duplex, Four-Plex

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Duplex, Four-Plex

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: East Carson

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Calhoun

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route #20 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. 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 base zoning “R-6” will allow 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 but is within walking distance of the New Braunfels Avenue 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 Government Hill Neighborhood 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 development pattern that exists in the neighborhood.

3. Suitability as Presently Zoned:

The requested “R-6” is 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. There are a mixture of duplexes and quadplexes in the neighborhood.

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, as the plan is called for “Low Density Residential”.

6. Size of Tract:

The 0.1397 acre tract should accommodate the proposed use for the requested “R-6” base zoning.

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.