



City of San Antonio

Agenda Memorandum

File Number:16-1531

Agenda Item Number: Z-17.

Agenda Date: 2/18/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016052 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 three (3) dwelling units.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2016.

Case Manager: Oscar Aguilera, Planner

Property Owner: Jerome Charleston and Christy Charleston

Applicant: Jerome Charleston and Christy Charleston

Representative: Gina Martinez and Doug Curtis

Location: 314 Baker Avenue

Legal Description: Lot 8, Block 4, NCB 8900

Total Acreage: 0.1710

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Quintana Community Neighborhood Association.

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on August 3, 1944 and was originally zoned “B” Residence District. On March 17, 1977 the property was rezoned to “R-1” Single-Family Residential District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “R-6” Residential Single-Family District.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: R-6, RM-4

Current Land Uses: Single-Family Homes, & Four Unit Homes Lots.

Direction: East, South

Current Base Zoning: R-6, RM-4

Current Land Uses: Single-Family Homes, Four Unit Homes Lots.

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: Baker Avenue

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Creighton Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA bus routes 251 and 524 at the corner of Quintana Road and Baker Avenue.

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: Dwelling - Single-Family cluster parking: Minimum vehicle parking spaces 1 per Unit. Maximum vehicle parking 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.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommends Denial (9-0).

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 Kelly/South San Pueblo Community Plan and is currently designated as Low Density Residential. The requested “R-6 CD” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The original zone for the property was “B” Residence District and three dwelling units currently exist within the property. The applicant is seeking compliance with the current zoning district. The proposed rezoning to “R-6 CD” with a Conditional Use for three (3) dwelling units is appropriate for the subject property. There several similar uses within the residential neighborhood. The development of the subject property with these zoning districts contributes towards the Kelly/South San Pueblo Community Plan vision of compatibility and purpose of the plan. There are “RM-4” Residential Mixed uses in the area which presently have four (4) dwelling units.

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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.1710 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.