



City of San Antonio

Agenda Memorandum

File Number:17-1042

Agenda Item Number: Z-2.

Agenda Date: 1/19/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017019 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 a Duplex

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 20, 2016

Case Manager: Erica Greene, Planner

Property Owner: Gerald and Susan Smith

Applicant: Gerald and Susan Smith

Representative: Gerald and Susan Smith

Location: 527 East Laurel Avenue

Legal Description: East 42 feet of Lot 16 & All of Lot 17, Block 18, NCB 398

Total Acreage: 0.1597

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Applicable Agencies: None

Property Details

Property History: The subject property was included in the original 36sq. mile of the City of San Antonio and was zoned "D" Apartment District. A 1995 case, Ordinance #83331 zoned the subject property as "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district 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, RM-4

Current Land Uses: Residential Single-Family

Direction: West

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

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: East Laurel

Existing Character: Local Road

Proposed Changes: None

Thoroughfare: Kendall Street

Existing Character: Local Road

Proposed Changes: None

Public Transit: VIA bus route #8 is within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Residential: Two-Family cluster parking requires a minimum of 1 per unit and a maximum of 2 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

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

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 Tobin Hill Community Plan, and is currently designated as Low Density Residential in the future land use component of the plan. The requested "R-6" base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The current "R-6" base zoning district is appropriate for the subject property's location. The "R-6 CD" base zoning is also appropriate due to the adjacent mixed residential property in the area.

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 Tobin Hill Community Plan to improve the quality, appearance, and variety of existing and new housing for all ages while increasing home ownership and investment in the area.

6. Size of Tract:

The subject property totals 0.1597 acres in size, which should reasonably accommodate the uses permitted in "R-6" Residential Single-Family District.

7. Other Factors:

The applicant proposes a duplex on the subject property. The surrounding properties include a mixture of residential single family and multi-family homes. The request to rezone the subject property will make the land uses more compatible with one another.

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.