



City of San Antonio

Agenda Memorandum

File Number:17-2115

Agenda Item Number: 6.

Agenda Date: 3/21/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2017075

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 21, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Edward & Edna Trevino

Applicant: Edward & Edna Trevino

Representative: Edward & Edna Trevino

Location: 240 Carlota Avenue

Legal Description: Lot 20 and the North 22 Feet of Lot 19, Block 13, NCB 7499

Total Acreage: 0.1327

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Loma Park Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on September 6, 1945, the property was originally zoned "C" Apartment District. It converted to "MF-33" Multi-Family District after the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001). The current "R-6" Residential Single-Family District changed from the previous "MF-33," which was established by Ordinance 98691, dated January 8, 2004.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Direction: East, South

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: Carlota Avenue

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route are #82 and #282 are within walking distance of the subject property.

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: Wrecker Service: N/A

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.

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 West/Southwest Sector Plan, and is currently designated as General Urban Tier in the future land use component of the plan. The requested "R-4" 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. The properties that are located around the subject property are all Residential Single-Family.

3. Suitability as Presently Zoned:

The current "R-6" base zoning district is appropriate for the surrounding area. The "R-4" base zoning request is appropriate to allow for a home to be built on the subject property due to the lot being under the required 6,000 square feet.

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 because it has consistent uses surrounding the property.

6. Size of Tract:

The subject property measures 0.1237 acre which accommodates the proposed development.

7. Other Factors:

None.