



# City of San Antonio

## Agenda Memorandum

**File Number:** 17-2900

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**Agenda Item Number:** Z-11

**Agenda Date:** 5/18/2017

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2017094 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:** April 18, 2017. The case is continued from the April 4, 2017 hearing.

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Olga Nilda Gonzalez

**Applicant:** Olga Nilda Gonzalez

**Representative:** Olga Nilda Gonzalez

**Location:** 307 Lone Star Boulevard

**Legal Description:** Lot 31, NCB 2585

**Total Acreage:** 0.1905

**Notices Mailed**

**Owners of Property within 200 feet:** 26

**Registered Neighborhood Associations within 200 feet:** Lone Star Community Plan

**Applicable Agencies:** None

### **Property Details**

**Property History:** The subject property was annexed into the City Limits on September 23, 1944, the property was originally zoned "I-2" Heavy Industrial District. The current "R-6" Residential Single-Family changed from the previous "I-2" Heavy Industrial, established by Ordinance 2006-12-14-1441, dated February 13, 2007.

**Topography:** None.

### **Adjacent Base Zoning and Land Uses**

**Direction:** West, North

**Current Base Zoning:** R-6, C-2 IDZ

**Current Land Uses:** Residential Single-Family, Commercial Infill Development Zone

**Direction:** East, South

**Current Base Zoning:** R-6, R-6 CD

**Current Land Uses:** Residential Single-Family, Residential Single-Family with a conditional use for a duplex

### **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:** Lone Star Blvd.

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus route is #46 and is 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 and Zoning Commission (10-0) recommend 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 Lone Star Community Plan, and is currently designated as Low-Density Mixed Use 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 has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding neighborhood.

**3. Suitability as Presently Zoned:**

The current “R-6” base zoning district is appropriate for the surrounding area. The majority of surrounding property is “R-6” and “R-6 CD” with a Conditional Use for a Duplex.

**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 is consistent with the surrounding the properties.

**6. Size of Tract:**

The subject property measures 0.1722 acre which accommodates the proposed development.

**7. Other Factors:**

None.