



City of San Antonio

Agenda Memorandum

File Number:18-1043

Agenda Item Number: 23.

Agenda Date: 12/19/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2018028 CD

SUMMARY:

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

Requested Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for four (4) residential dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 19, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Serge Hiden

Applicant: Serge Hiden

Representative: Serge Hiden

Location: 378 East Petaluma Boulevard

Legal Description: 1.00 acre out of NCB 11155

Total Acreage: 1.00

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Stinson Airport

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 25, 1952, established by Ordinance 18115, and zoned "A" Temporary Residence District. The zoning was changed to "B" Residence District, established by Ordinance 24277, dated January 24, 1957. The current "R-4" Residential Single-Family District converted from the previous "B" upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

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: R-4

Current Land Uses: Church, Single-Family Residential, Duplex

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

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 Petaluma Boulevard

Existing Character: Local Street

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #86836) is to the west of the subject property at the corner of East Petaluma Boulevard and Pleasanton Road along Bus Routes 243 and 44.

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: A Four-Family Dwelling requires a minimum of one and a half (1.5) parking spaces per unit and a maximum of two (2) parking spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. Single-family residential consists of dwellings (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor a 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 subject property is located within the Stinson Airport Vicinity Plan and is currently designated as “Low Density Residential” in the land use component of the plan. The requested “R-4” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the development pattern of the surrounding area. There are existing structures on the property that contain four (4) residential units, and there seem to be properties along Petaluma Boulevard that consist of multiple units.

3. Suitability as Presently Zoned:

The existing “R-4” base zoning district is appropriate for the surrounding area. There are is “R-4” zoning surrounding the property.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The subject property already has four existing units, and the request is to bring the use into compliance with zoning.

5. Public Policy:

The request does not appear to conflict with nay public policy objective.

6. Size of Tract:

The one 1.00 acre site is of sufficient size to accommodate the proposed development. The lot is deep and already has the four (4) residential units on the property.

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.