



City of San Antonio

Agenda Memorandum

File Number:18-1362

Agenda Item Number: 35.

Agenda Date: 2/6/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018068

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: February 6, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Realty AI Investment Holdings, LLC

Applicant: Michele Debs

Representative: Michele Debs

Location: 100 block of Valero Street

Legal Description: 0.099 acre out of NCB 3053

Total Acreage: 0.099

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Applicable Agencies: None

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio and was originally zoned “B” Residence District. A 1995 case, Ordinance 8331, rezoned the property from “B” to “R-1” Single Family Residence District. Upon the adoption of the 2001 Unified development Code, the previous “R-1” 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: C-3, R-6, MF-33

Current Land Uses: Little school of Keystone, Duplex, Vacant Lot, Parking Lot

Direction: East

Current Base Zoning: R-6, MF-33

Current Land Uses: Single-Family Residence, Duplex, Vacant Lot, Triplex

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: RM-4, R-6

Current Land Uses: Duplex, Single-Family Residences

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: Valero St

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 8 and 11 are 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: Single-Family Dwelling- Minimum vehicle spaces- 1 per units

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools would be allowed in the “R-6”.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, but is on the New Braunfels Metro Premium Transit Route.

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) 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 Tobin Hill Neighborhood Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “R-4” Residential Single-Family 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 property owner intends to construct one dwelling at the rear of the large lot that fronts both East Ashby Place and Valero Street. The property will need to be replatted before constructing a single-family home.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property’s location; however, “R-4” is still a suitable fit for the current 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 any public policy objective.

6. Size of Tract:

The subject property totals 0.099 acres in size, which reasonably accommodates the uses permitted in “R-4” Residential Single-Family District.

7. Other Factors:

The applicant proposes to have one single-family dwelling fronting Valero Street.