



City of San Antonio

Agenda Memorandum

File Number:15-1753

Agenda Item Number: 18.

Agenda Date: 3/3/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Zoning Case Z2015106

SUMMARY:

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 03, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Oscar Torres, Maria Guzman & Diana Martinez

Applicant: Veronica Salas

Representative: Veronica Salas

Location: 1504, 1516 & 1518 North Trinity Street

Legal Description: Lots 13 & 14, Block 5, NCB 1019

Total Acreage: 0.4369

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Gardendale Neighborhood Association

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned “L” First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District. The subject property is recognized as a plat as it was established in the Original 36 Square Miles of the City of San Antonio. The division of the subject property has changed and is not recognized as platted in its current configuration. In 1928 three individual single family residences were developed totaling 2374 square feet.

Topography: The property may have an abnormal physical feature such as inclusion in a floodplain. The subject property may require a FEMA Study.

Adjacent Base Zoning and Land Uses

Direction: North, East, South

Current Base Zoning: “MF-33”, “I-2”

Current Land Uses: Single Family Residence, Vacant, Vacant, Vacant, Single Family Residence, Church

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Single-Family Residence

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: North Trinity Street, Lombrano Street, West Laurel

Existing Character: Local, Type A; one lane each direction with sidewalks both sides

Proposed Changes: None known

Public Transit: The nearest VIA bus route to the subject property is route 89 that operates on Poplar Street south of subject property, and route 82, 88, 282, and 288 that operates along Culebra north of 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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Single-Family Dwelling. Minimum Parking Requirement: 1 per unit;
Maximum Parking Requirement: NA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

RECOMMENDATION:

Staff Analysis and Recommendation: Approval

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is not located within any adopted Neighborhood or Sector Plan. The subject property is located within an area developed with single family uses and vacant property. The requested zoning district is consistent with the established land use pattern.

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.

3. Suitability as Presently Zoned:

The existing "I-1" is not an appropriate zoning district for the area and is not consistent with surrounding established residential land uses.

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.

6. Size of Tract:

The subject property measures 0.4369 of an acre in size, which is sufficient to accommodate the proposed residential development and required parking. The subject property is fully developed with the exception of a vacant dwelling unit.

7. Other Factors:

None.