



City of San Antonio

Agenda Memorandum

File Number:15-2491

Agenda Item Number: 10.

Agenda Date: 4/21/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015146 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) Dwelling Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 21, 2015

Case Manager: Logan Sparrow, Planner

Property Owner: Roma Properties, LLC

Applicant: Cristopher D. Troiani

Representative: Cristopher D. Troiani

Location: 125 Glenwood Court

Legal Description: Lot 7 and South 10 Feet of Lot 22, Block 3, NCB 3063

Total Acreage: 0.1894

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: None

Planning Team: South Central Planning Team-15

Applicable Agencies: San Antonio Independent School District

Property Details

Property History: The subject property was initially zoned “B” Residence District by the city of San Antonio’s original zoning, which was established by Ordinance 191, dated November 3, 1938. After the adoption of the 1965 Unified Development Code the zoning converted to “R-7” Residential District, and, after the adoption of the 2001 Unified Development Code, converted again to the current “R-4” Residential Single-Family base zoning district.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-4” Residential Single-Family

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: “R-4” Residential Single-Family

Current Land Uses: Single-Family Dwelling

Direction: East

Current Base Zoning: “R-4” Residential Single-Family

Current Land Uses: Duplex

Direction: West

Current Base Zoning: “R-4” Residential Single-Family

Current Land Uses: Single-Family Dwelling

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 may require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Glenwood Court

Existing Character: Local

Proposed Changes: None known.

Public Transit: VIA Bus routes 36 and 242 operate along South Presa Street to the west 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: The applicant has provided space for four parking spaces on the subject property.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested rezoning would result in the subject property retaining its current “R-4” Residential Single-Family base zoning district.

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 subject property is located within the South Central Future Land Use Plan and is currently designated as Low Density Residential in the land use component of the plan. The requested district of “R-4” Residential Single-Family 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 established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “R-4” Residential Single-Family base zoning district is appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse affects on the public health, safety, or welfare.

5. Public Policy:

As the requested rezoning is consistent with the adopted South Central Land Use Plan, staff finds that the zone change request does not appear to be in conflict with any public policy.

6. Size of Tract:

The 0.1894 acre parcel is of sufficient size to accommodate the proposed development.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use within an area 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. The granting of the zoning shall only be for the case named in the ordinance approving the zoning district with the Specific Conditional use provisions.