



City of San Antonio

Agenda Memorandum

File Number:15-2548

Agenda Item Number: Z-13.

Agenda Date: 5/7/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2015131

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 7, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Richard Luna

Applicant: Roberto M. Rebollar

Representative: Roberto M. Rebollar

Location: 1727 West Martin

Legal Description: Lot 19, Block 3, NCB 2230

Total Acreage: 0.186

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association and Gardendale Neighborhood Association

Planning Team: None-NA

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned “J” Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-1 AHOD” Light Industrial Airport Hazard Overlay District. The subject property was established in the Original 36 Square Miles of the City of San Antonio. The subject property is currently vacant but was initially developed with a single-family residence.

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: “R-4”

Current Land Uses: Single Family Residence

Direction: East, South, West

Current Base Zoning: “I-1”, “C-1”

Current Land Uses: Single Family Residence, Vacant, Office/Hair Salon, 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: Martin Street

Existing Character: Collector; two lanes each direction with sidewalks on both side

Proposed Changes: None known

Thoroughfare: Morales Street, North Smith Street

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 77 that operates along Martin Street.

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 Residential Mix.

Minimum Parking Requirement: 1.5 per unit;

Maximum Parking Requirement: 2 per unit.

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 and Zoning Commission (8-0) 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 not located within any of the adopted Neighborhood or Sector Plan. The requested “RM-4” base zoning district is consistent with the surrounding residential development 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 0.1860 of an acre in size, which is sufficient to accommodate the proposed residential development.

7. Other Factors:

None.