



City of San Antonio

Agenda Memorandum

File Number:15-4168

Agenda Item Number: 8.

Agenda Date: 8/4/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015238

(Associated Plan Amendment 15064)

SUMMARY:

Current Zoning: "C-3R H RIO-5 AHOD" General Commercial Restrictive Alcoholic Sales Mission Historic River Improvement Overlay Airport Hazard Overlay District

Requested Zoning: "R-6 H RIO-5 AHOD" Residential Single-Family Mission Historic River Improvement Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 4, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Alba De Leon

Applicant: Alba De Leon

Representative: Barbara Warren

Location: 1430 Napier Ave

Legal Description: Lot 27, NCB 7657

Total Acreage: 0.22

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: East Pyron Symphony Lane Neighborhood Association

Planning Team: South Central Planning Team - 16

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in September 25, 1952 (Ordinance # 18115) and the front of the property was zoned “B-3RH” Historic Business Restrictive Alcoholic Sales District. Upon the adoption of the 2001 Unified Development Code, the previous zoning district converted to “C-3R” Commercial Restrictive Alcoholic Sales. On June 27, 2002, Ordinance 96044 established a “RIO-5” River Overlay District for the property.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North, East

Current Base Zoning: R-6 H, C-3R H, MF-33H

Current Land Uses: Single-Family Residence and Vacant Lots

Direction: West, South

Current Base Zoning: MF-33H

Current Land Uses: Single-Family Residence and Vacant Lots

Overlay and Special District Information: None

Transportation

Thoroughfare: Napier Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: None.

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: Dwelling - 1 Family: Minimum; 1 parking space per unit. Maximum; N/A

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "C-3 R H" Commercial Restrictive Alcoholic Sales Mission Historic District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 South Central San Antonio Community Plan and is designated as “Parks / Open Space” land use. The requested “R-6” base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to “Low Density Residential” land use. Staff and Planning Commission recommended approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The proposed “R-6” zoning district would be appropriate for the subject property. The existing property is adjacent to single-family homes. The applicant requests this zoning change in order to build a single-family home. The property is currently vacant surrounded by single-family homes.

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 is 0.220 acres in size which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.