



City of San Antonio

Legislation Details (With Text)

File #: 15-3611

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/7/2015

Title: ZONING CASE # Z2015218 (Council District 8): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on approximately 1.981 acres of land out of NCB 11624 located at 7547 Mockingbird Lane. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment #15057)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015218_Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2015218
(Associated Plan Amendment PA 15057)

SUMMARY:

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 7, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: Jaime Israel Trejo Rojas

Applicant: Jaime Israel Trejo Rojas

Representative: Brown & Ortiz, P.C. (c/o James Griffin)

Location: 7547 Mockingbird Lane

Legal Description: Lot 24, NCB 11624

Total Acreage: 1.981

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Mockingbird Hill Neighborhood Association

Planning Team: North Sector Planning Team

Applicable Agencies: None.

Property Details

Property History: The subject property is located within the City Limits and was originally zoned "P-1 (R-6)" Planned Unit Development Townhouse Residence District. The subject property was rezoned to "O-1" Office District on November 13, 1986, with Ordinance 63998. Upon adoption of the 2001 Unified Development Code, the "O-1" zoning district converted to the current "O-2".

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

Current Base Zoning: RM-4

Current Land Uses: Single-Family Attached Residences

Direction: East

Current Base Zoning: R-5, C-1

Current Land Uses: Multi-Family Residences, Single-Family Residences

Direction: South

Current Base Zoning: C-2, C-3

Current Land Uses: Commercial, Offices

Direction: West

Current Base Zoning: C-2

Current Land Uses: Commercial, Offices

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: Mockingbird Lane

Existing Character: Local Road

Proposed Changes: None known

Thoroughfare: Fredericksburg Road

Existing Character: Secondary Arterial Type 86'

Proposed Changes: None known

Public Transit: There is a VIA bus stop on Fredericksburg Road two blocks from 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:

Dwelling-Multifamily - Minimum Vehicle: 1.5 space per unit; Maximum Vehicle Space: 2 spaces per unit.

Dwelling-1 Family (cluster parking allowed) - Minimum Vehicle: 1 space per unit; Maximum Vehicle Space: N/A.

ISSUE:

None.

ALTERNATIVES:

Denial of the proposed zoning will result in the subject property retaining the “R-4” base zoning.

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 North Sector and is currently designated as Mixed Use Center in the land use component of the plan. The requested “RM-4” base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the land use designation to General Urban Tier, which allows “RM-4.” Staff and Planning Commission recommended approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff finds that the proposed zoning change poses no adverse impacts to 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 “O-2” base zoning district is not consistent for the surrounding area.

4. Health, Safety and Welfare:

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

5. Public Policy:

Staff finds that the proposed zoning change imposes no adverse effect on any public policy objective.

6. Size of Tract:

The 1.981 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.