



City of San Antonio

Legislation Details (With Text)

File #: 16-4037
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/19/2016
Title: ZONING CASE # Z2016195 S (Council District 1): A request for a change in zoning from "MF-33 HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District to "MF-33 S HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System on Lot 11, Block A, NCB 715, located at 411 Barrera Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-195, 2. Z2016195 S Site Plan, 3. Z2016195 S OHP Certificate of Appropriateness

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2016195 S

SUMMARY:
Current Zoning: "MF-33 HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District
Requested Zoning: "MF-33 S HS AHOD" Multi-Family Historic Significant Airport Hazard Overlay District with a Specific Use Authorization for a Wireless Communication System

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 19, 2016

Case Manager: Ernest Brown, Planner

Property Owner: San Antonio Housing Authority, Muriel Rhoder

Applicant: Vincent Gerard & Associates, Inc

Representative: Vince Huebinger

Location: 411 Barrera Street

Legal Description: Lot 11, Block A, NCB 715

Total Acreage: 1.2108

Notices Mailed

Owners of Property within 200 feet: 48

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association

Applicable Agencies: Office of Historic Preservation.

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned "C" Apartment District. In 1991 the subject property rezoned to "R-3" Multi-family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. The subject property was platted in its current configuration in 1923 as described by deed and plat records (volume 4305, pages 30-31 of the Deed and Plat Records of Bexar County, Texas).

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

Adjacent Base Zoning and Land Uses

Direction: North, West

Current Base Zoning: RM-4

Current Land Uses: Residential Single-Family, Burnet Center

Direction: East

Current Base Zoning: RM-4, MF-33

Current Land Uses: Residential Single-Family, Vacant

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Multi-Family Residence, Refugio Place

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: Barrera Street, Labor Street, Lavaca Street

Existing Character: Local, Type A

Proposed Changes: None known

Public Transit: The nearest VIA bus line to the subject property is the 32 and 232 which operate along Barrera Street.

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Roof Top Wireless Communication Antenna. The following requirements are for a Roof Top Wireless Communication Antenna.

Minimum Parking Requirement: 1 per Service Employee;

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.

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 Lavaca Neighborhood Plan and is currently designated as High Density Residential in the future land use component of the plan. The proposed “MF-33” base zoning district is consistent with the future land use designation.

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 “MF-33” base zoning district is suitable as presently zoned. The purpose of the requested Specific Use Authorization is to install Wireless Communications Systems on the rooftop of an existing residential high rise building.

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 2.439 acres and is sufficient for the proposed request.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts

as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.

The HDRC has given approval for the requested work adding a wireless communication system antenna on an existing historic significant structure rooftop. The Certificate of Appropriateness is attached.