



City of San Antonio

Legislation Details (With Text)

File #: 15-5889

Type: Zoning Case

In control: Zoning Commission

On agenda: 12/1/2015

Title: POSTPONED (Continued from 11/03/15) ZONING CASE # Z2016001 (Council District 2): A request for a change in zoning from "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-6 AHOD" Infill Development Zone Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Single-Family Residential uses not to exceed 25 units per acre on Lots 11-15 and 31-40, Block 8, NCB 1070 located at 511 Brackenridge Avenue and 1318 Mulberry Avenue. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-001_Location Map, 2. Z2016-001_Site Plan

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016001

SUMMARY:

Current Zoning: "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "IDZ NCD-6 AHOD" Infill Development Zone Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Single-Family Residential uses not to exceed 25 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 1, 2015. This case is continued from the November 3, 2015 hearing.

Case Manager: Mary Moralez-Gonzales, Planner

Property Owner: John & Gladys Cortez

Applicant: John & Gladys Cortez

Representative: Brown & Ortiz (c/o Daniel Ortiz)

Location: 511 Brackenridge Avenue and 1318 East Mulberry Avenue

Legal Description: Lots 11-15 and 31-40, Block 8, NCB 1070

Total Acreage: 1.440

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: Mahncke Park Neighborhood Association

Planning Team: Mahncke Park Neighborhood Planning Team -21

Applicable Agencies: San Antonio Aviation Department and Fort Sam Houston

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned “C” Apartment District. Upon adoption of the 1965 Unified Development Code, the property was converted to “R-3.” Upon adoption of the 2001 Unified Development Code, the property once again converted to the present zoning of “MF-33.” In a 2008 large-area case, the property was rezoned to include the overlay district of “NCD-6” Mahncke Park Neighborhood Conservation District. The site is currently developed with two residential structures. The residential structures measure 3,024 square feet and 1,994 square feet. The structures were built in 1910 and 2002.

Topography: The subject 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: MF-33 NCD-6

Current Land Uses: Apartments, Single-Family Residence

Direction: South

Current Base Zoning: MR

Current Land Uses: Fort Sam Houston Military Base

Direction: East

Current Base Zoning: MR

Current Land Uses: Fort Sam Houston Military Base

Direction: West

Current Base Zoning: MF-33 NCD-6

Current Land Uses: Apartments, Single-Family Residences

Overlay and Special District Information: The Mahncke Park Neighborhood Conservation District (NCD-6) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential structures. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

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: Brackenridge Avenue

Existing Character: Local street, one lane in each direction with sidewalks.

Proposed Changes: None known

Thoroughfare: Tendick Street

Existing Character: Local street, one lane in each direction with sidewalks.

Proposed Changes: None known

Thoroughfare: East Mulberry Avenue

Existing Character: Local street, one lane in each direction with sidewalks.

Proposed Changes: None known

Public Transit: VIA bus routes #9, #10 and #14 stop at the intersection of Broadway Street and Brackenridge Avenue.

Traffic Impact: "IDZ" zoning is exempt from TIA requirements.

Parking Information: Off-street vehicle parking requirements for multi-family residential uses are determined by the total number of dwelling units. Minimum Requirement: 1.5 spaces per unit. Maximum Requirement: 2 spaces per unit.

The "IDZ" Infill Development Zone District eliminates off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "MF-33 NCD-6" Multi-family base zoning.

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 Mahncke Park Neighborhood Plan and is currently designated as "Compact Multi-Family Residential" in the future land use component of the plan. The requested "IDZ NCD-6 AHOD" Infill Development Zone Mahncke Park Neighborhood Conservation Airport Hazard Overlay District

with uses for Single-Family Residential up to 25 units per acre is consistent with the adopted future land use designation.

According to the Mahncke Park Neighborhood Plan, “compact multi-family residential” includes apartments and condominiums, exhibiting a high density that generally is greater than 14 dwelling units per acre.

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. The “IDZ” zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the “IDZ” district includes design criteria intended to create infill development that is proportional to surrounding development.

3. Suitability as Presently Zoned:

Both the existing and requested zoning are appropriate for the subject property. Staff believes the proposed use will be compatible with the surrounding land uses and overall character of the area.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request. The “IDZ” district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

5. Public Policy:

The requested zoning will achieve the Mahncke Park Neighborhood Plan’s objective of home ownership and owner occupancy of existing and new single and multi-family residences.

6. Size of Tract:

The subject property measures approximately 1.44 acres. Should the requested rezoning be approved, the subject property could accommodate a multi-family development with up to approximately 47 dwelling units. The applicant is proposing to construct 25 single-family dwelling units on the site.

7. Other Factors:

None.