



City of San Antonio

Agenda Memorandum

File Number: 19-4110

Agenda Item Number: Z-6.

Agenda Date: 6/6/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2019-10700081

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 7, 2019

Case Manager: Mary Morales-Gonzales, Sr. Planner

Property Owner: Multiple

Applicant: City of San Antonio

Representative: City of San Antonio

Location: Multiple addresses bounded by Adrian Drive to the north, Croesus Street to the south, Scales Street to the east, and Vance Jackson Road to the west.

Legal Description: Lots 2-7, Block 1, NCB 9702; Lots 24-37, Block 7, NCB 9703; Lots 34-37, Block 8, NCB 9704; Lots 52-58, Block 8, NCB 9704; Lots 19-22, Block 16, NCB 9705; Lots 3-10, Block 19, NCB 9741; Lots 11-18, Block 24, NCB 9746; Lots 21-29, Block 24, NCB 9746; Lots 21-28, Block 28, NCB 9750; the West 2 Feet of Lot 29, Block 28, NCB 9750; the East 61 Feet of Lot 29, Block 28, NCB 9750; Lots 31-36, Block 28, NCB 9750 NCB 9750; Lots 31-35, Block 33, NCB 9755; Lots 21-27, Block 33, NCB 9755; the West 61 Feet of Lot 28, Block 33, NCB 9755; Lot 29 and the East 2 Feet of Lot 28, Block 33, NCB 9755; Lots 11-17, Block 37, NCB 9759; Lot 19, the West 61 Feet of Lot 18 and the East 2 Feet of Lot 18, Block 37, NCB 9759

Total Acreage: 24.816

Notices Mailed

Owners of Property within 200 feet: 223

Registered Neighborhood Associations within 200 feet: Dellview Area Neighborhood Association

Applicable Agencies: N/A

Property Details

Property History: The subject area was annexed in 1949 and zoned "D" Apartment District with Ordinance 11278, approved on January 6, 1950. Upon adoption of the 2001 Unified Development Code, the subject properties were converted to "MF-33" Multi-Family District.

Topography: The property does not include any abnormal physical features such as slope.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Multi-Family Residential

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: C-2

Current Land Uses: Commercial

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: Beryl Drive, Chelsea Drive, Mulford Drive, Nassau Drive, Denton, Englewood, Freiling Drive

Existing Character: Local Roads

Proposed Changes: None known

Public Transit: VIA bus route # 96 stops along Vance Jackson Road.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. There is no additional traffic generated by the proposed rezoning.

Parking Information: Minimum vehicle spaces 1 per unit. Maximum vehicle spaces 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 Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 in the Greater Dellview Area Community Plan, and is designated as "Low Density Residential" in the future land use component of the plan. The proposed rezoning to "R-4" is consistent with the future land use.

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:

Properties are zoned "MF-33 "Multi-Family District. The proposed zoning will allow zoning which is more consistent with existing 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 proposed request meets the San Antonio Comprehensive Plan's objective of preserving and promoting a variety of housing types that will enhance quality housing within the community.

6. Size of Tract:

The subject area is 24.816 acres in size.

7. Other Factors:

This rezoning request is the result of a City Council Resolution initiated by Council District 1 on October 30, 2018.

This request seeks to rezone existing single-family uses to match the "Low Density Residential" land use designation.