



City of San Antonio

Agenda Memorandum

File Number: 15-3112

Agenda Item Number: Z-3.

Agenda Date: 6/4/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015161

SUMMARY:

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

Requested Zoning: "IDZ AHOD" Infill Development Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District and "O-1" Office District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 5, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: John and Irma Nelson

Applicant: John and Irma Nelson

Representative: John and Irma Nelson

Location: 1614 Martin Luther King Drive

Legal Description: Lot 8 Block 15 NCB 1534.

Total Acreage: 0.1695

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Denver Heights

Planning Team: Arena District/Eastside Community Plan - 22

Applicable Agencies: None

Property Details

Property History: The property is located within the City of San Antonio’s Original Thirty-Six Square Mile. The property was originally zoned as “J” Commercial District (1938 Zoning District). On December 16, 1993, the property was rezoned from “J” Commercial District to “R-2” Two-Family Residential District (Ordinance 79329). Upon the adoption of the 2001 Unified Development Code, the zoning district changed to "RM-4" Residential Mixed District classification.

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: East and North

Current Base Zoning: “RM-4”, “C-3R”, “RM-4 S”

Current Land Uses: single-family homes, and two-family dwellings, apartments, Auto Repairs, parking lot, and college.

Direction: West, South

Current Base Zoning: “RM-4”, and “C-1”

Current Land Uses: single-family homes, and two-family dwellings, apartments, barbershop, and party rentals.

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: Martin Luther King Drive

Existing Character: Secondary Arterial Type B 70’ - 86’.

Proposed Changes: None known.

Thoroughfare: Meerscheidt Street

Existing Character: Local Street.

Proposed Changes: None known

Public Transit: There is a VIA bus stop located at the intersection of Martin Luther King Drive at South Gevert Street (Route 26), one city block from the subject property.

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 - 4 Family cluster parking: 1.5 per unit. Maximum Parking Requirement: 2 per unit.

Parking Information: Professional Office: 1- per 300 sf. GFA. Maximum Parking Requirement: 1 per 140 sf. GFA

The “IDZ” Infill Development Zone District eliminates off-street vehicle parking requirements. The zoning application refers to a professional office mixed use development, with the inclusion of a small residential unit. The preliminary site plan proposes 5 parking spaces which include one ADA accessible parking space.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend approval.

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 Arena District/Eastside Community Plan and is designated as a “Medium Density Residential” land use. The requested "IDZ AHOD" Infill Development Airport Hazard Overlay District with uses permitted in “RM-4” Residential Mixed District and “O-1” Office base zoning district are not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to “Mixed Use” land use. Staff and the 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 development meets the intent of the “IDZ” Infill Development Zone which is to encourage and facilitate development on a redevelopment of underutilized buildings or structures within existing built-up areas. The property is currently zoned “RM-4” Mixed Residential District but the property includes a warehouse/garage on the property. The proposed “Mixed Use” land use classification will provide consistency with the surrounding area and allow the applicant to seek the appropriate zoning of “IDZ” with uses permitted in the “RM-4” Residential Mixed District.

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 0.1695 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.