



City of San Antonio

Legislation Details (With Text)

File #: 14-1225

Type: Zoning Case

In control: City Council A Session

On agenda: 6/19/2014

Title: ZONING CASE #Z2014136 (District 3): An Ordinance amending the Zoning District Boundary from "R-6 H RIO-5 AHOD" Residential Single-Family Mission Historic River Improvement Overlay-5 Airport Hazard Overlay District and "R-6 H RIO-5 MC-1 AHOD" Residential Single-Family Mission Historic River Improvement Overlay-5 Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District to "MHP H RIO-5 AHOD" Manufactured Housing Park Mission Historic River Improvement Overlay-5 Airport Hazard Overlay District and "MHP H RIO-5 MC-1 AHOD" Manufactured Housing Park Mission Historic River Improvement Overlay-5 Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District on 11.132 acres out of NCB 7456 located at 2327 and 2343 Roosevelt Avenue. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment Case 14049)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Z2014136, 3. 14-1225 Z2014136 DRAFT ORDINANCE

Date	Ver.	Action By	Action	Result
6/19/2014	1	City Council A Session	Motion to Cont/Post	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Zoning Case Z2014136

SUMMARY:

Current Zoning: "R-6 H RIO-5 AHOD" Residential Single-Family Mission Historic River Improvement Overlay-5 Airport Hazard Overlay District and "R-6 H RIO-5 MC-1 AHOD" Residential Single-Family Mission Historic River Improvement Overlay-5 Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District

Requested Zoning: "MHP H RIO-5 AHOD" Manufactured Housing Park Mission Historic River Improvement Overlay-5 Airport Hazard Overlay District and "MHP H RIO-5 MC-1 AHOD" Manufactured Housing Park Mission Historic River Improvement Overlay-5 Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 3, 2014

Case Manager: Tony Felts, Planner

Property Owner: Charles & Kathleen Seymour

Applicant: Kathleen M. Seymour

Representative: Kathleen M. Seymour

Location: 2327 and 2343 Roosevelt Avenue

Legal Description: 11.132 acres out of NCB 7456

Total Acreage: 11.132

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: None

Planning Team: South Central San Antonio Community Plan - 15

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned “J” Commercial District. In 1985, the property was rezoned to “B-3” Business District and “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “C-3” General Commercial District and “C-2” Commercial District, respectively. In 2009, the subject property was rezoned to the current “R-6” Residential Single-Family District.

Portions of the lot are currently platted, while other portions are not. The property is currently developed as an 88-unit Mobile Home Park, for which the property has registered non-conforming use rights.

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

Adjacent Zoning and Land Uses

Direction: North, South, West

Current Base Zoning: “R-6”, “MF-33”

Current Land Uses: Community Center, Single-Family Residences, Golf Course

Direction: East

Current Base Zoning: “I-1”, “C-2”

Current Land Uses: Office, Warehouses, Vacant Property

Overlay and Special District Information: The subject property and 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.

The subject property and some surrounding properties are located in the Mission Historic District, which was adopted in 1977. Historic districts do not regulate use of the property, but do enforce building exterior design

standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued

The subject property and all surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

A portion of the subject property and portions of surrounding properties are within the "MC-1" Roosevelt Avenue Metropolitan Corridor, which provides site and building design standards for properties located along Roosevelt Avenue between St. Mary's Street and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Roosevelt Avenue

Existing Character: Primary Arterial, Type B; two lanes in each direction, without sidewalks

Proposed Changes: None known

Thoroughfare: Riverside Drive

Existing Character: Local Street; one lane in each direction, without sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 42 and 242 operate along Roosevelt Avenue in the vicinity of 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: Off-street vehicle parking requirements for residential uses are typically determined by the number of units. The zoning application refers to the existing Mobile Home Park. The UDC does not have a specific listing for Mobile Home Park, but does refer to HUD-Code Manufactured Homes, which require a minimum of 1 space per unit with no maximum.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6" base zoning district and the current legal non-conforming use rights.

FISCAL IMPACT:

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

RECOMMENDATION:

Staff and Zoning Commission (7-0) recommend approval pending the plan amendment.

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 South Central San Antonio Community Plan and is designated as Low Density Residential in the future land use component of the plan. The applicant has requested a plan amendment to Medium Density Residential, as well as a text amendment to add “MHP” as a consistent zoning district for the Medium Density Residential land use designation. Staff and the Planning Commission recommend approval of the requested changes.

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 area around the property is a mix of commercial, industrial, and single-family uses. The location of the mobile home park along a Primary Arterial street is consistent with other multi-family designations and would provide an appropriate buffer between commercial activity along Roosevelt Avenue and single-family uses along Riverside Drive.

3. Suitability as Presently Zoned:

The current zoning designation is not consistent with the adopted future land use plan. The requested “MHP” zoning designation is consistent with the proposed plan amendments. Additionally, the property’s location along Roosevelt Avenue, a Primary Arterial Street, is not appropriate for single-family residences.

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 11.132 acres in size, which should reasonably accommodate the uses permitted in the “MHP” base zoning district and required parking.

7. Other Factors:

The mobile home park on the subject property is existing, and has been granted legal non-conforming use rights. The purpose of the rezoning is to bring the existing legal non-conforming use into compliance with the current zoning code.