



City of San Antonio

Legislation Details (With Text)

File #: 15-3894
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/7/2015
Title: ZONING CASE # Z2015222 (Council District 5): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-33 AHOD" Multi-Family Airport Hazard Overlay District on 0.485 acres out of NCB 8312 located at located at 113 Coyo Street, 403 and 407 NW 36th Street. Staff recommends Denial, with an Alternate Recommendation.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-222 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2015222

SUMMARY:
Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 7, 2015

Case Manager: Mary Gonzales, Planner

Property Owner: Martha Gomez

Applicant: The Kokopelli Group, Anthony Saucedo

Representative: Anthony Saucedo

Location: 113 Coyo Street, 403 and 407 NW 36th Street

Legal Description: 0.485 acres out of NCB 8312

Total Acreage: 0.485

Notices Mailed

Owners of Property within 200 feet: 42

Registered Neighborhood Associations within 200 feet: Memorial Heights Neighborhood Association

Planning Team: West/Southwest Sector Plan -35

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1945. In a 1948 case, the property was rezoned to “C” Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “MF-33” Multi-Family District. In a 2004 City-initiated case, the property was rezoned to “R-5” Residential Single-Family District. The property is currently developed as an approximately 2,400 square foot apartment building that was constructed in 1975 and 1,320 square foot addition built between 2001 and 2009. This rezoning case is proposed to make the current use of the property consistent with the zoning designation.

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: North

Current Base Zoning: R-5

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: R-6, R-6 CD

Current Land Uses: Single-Family Residences and Vacant Apartments

Direction: South

Current Base Zoning: R-5

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

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: NW 36th Street

Existing Character: Secondary Arterial B, two lanes in each direction, without sidewalks

Proposed Changes: None known

Thoroughfare: Coyal Street

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

Proposed Changes: None known

Public Transit: VIA bus route 75 - W. Commerce Frequent has a stop at the intersection of West Commerce Street and NW 36th 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 for Multi-Family are typically determined by the number of dwelling units.

Minimum Requirement: 1 space per dwelling unit; Maximum Allowance: 1.9 space per dwelling unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classification, restricting future land uses to those permissible in the "R-5" Single-Family Residential base zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with alternate recommendation.

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 West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. Surrounding multi-family residential developments have a density ranging from 4-10 residential units. The applicant's application indicates that six (6) residential units are planned for the property therefore; staff is recommending "MF-18" Multi-Family District which would allow up to eight (8) residential units on the subject property. This density would be more consistent and compatible with the surrounding zoning.

2. Adverse Impacts on Neighboring Lands:

The property has frontage on a secondary arterial roadway which could result in adverse impacts to the use of a single-family residence on the subject property. Staff finds that a multi-family development would not be impacted adversely from being sited on the frontage of a secondary arterial roadway.

3. Suitability as Presently Zoned:

The current "R-5" Single-Family Residential District is appropriate for the subject property.

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 requested zoning change does not appear to conflict with any public policy objectives.

6. Size of Tract:

The 0.485-acre tract is of sufficient size to accommodate the proposed development.

7. Other Factors:

There are currently six residential units on the property. All of the units are leased and occupied. The owner initiated the proposed zoning change so that the zoning designation conforms to the existing use.