City of San Antonio

Legislation Details (With Text)

File #:	15-4164
Type:	Zoning Case
	In control: Zoning Commission
On agenda:	8/4/2015
Title:	ZONING CASE # Z2015241 (Council District 3): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District on 0.8586 acres of land out of NCB 7724 and NCB 7906, located at 186 Bristol Avenue. Staff recommends Denial, with Alternate Recommendation. (Associated Plan Amendment 15067)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Z2015-241_Location Map

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2015241
(Associated Plan Amendment 15067)

SUMMARY:
Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 4, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: John E. Gonzales

Applicant: John E. Gonzales

Representative: John E. Gonzales

Location: 186 Bristol Avenue

Legal Description: 0.8586 acres of land out of NCB 7724 and NCB 7906

Total Acreage: 0.8586

<u>**Notices Mailed**</u>
Owners of Property within 200 feet: 40
Registered Neighborhood Associations within 200 feet: None
Planning Team: South Central San Antonio Community-15
Applicable Agencies: None

<u>**Property Details**</u>
Property History: The property was originally annexed in 1938 and zoned Temporary "D" Apartment District. In 1996 the property was rezoned as "R-1" and upon the adoption of the 2001 Unified Development Code, the zoning district converted to "R-6" Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.
<u>**Adjacent Base Zoning and Land Uses**</u>
Direction: North
Current Base Zoning: R-6
Current Land Uses: Single-Family Residences

Direction: East
Current Base Zoning: R-6, RM4
Current Land Uses: Single and Multi-Family Residences

Direction: South
Current Base Zoning: R-6
Current Land Uses: Single and Multi-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.

<u>**Transportation**</u>
Thoroughfare: Bristol Avenue
Existing Character: Local Street
Proposed Changes: None known

Thoroughfare: Compton Avenue
Existing Character: Local Street
Proposed Changes: None known

Thoroughfare: Flores Street
Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Southcross Street
Existing Character: Secondary Arterial Type A
Proposed Changes: None known

Public Transit: There is a VIA bus stop at the corner of Bristol Avenue and South Flores 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: 1.5 spaces per unit**.** Maximum Parking Requirement: 2 spaces per unit.

ISSUE:
None.

ALTERNATIVES:
Denial of the zoning request will result in the subject property retaining the "R-6" Residential Single-Family zoning district.

FISCAL IMPACT:
None.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Denial, with an 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 South Central San Antonio land Use Plan and classified as "Low Density Residential". The requested "MF -18" Limited Density Multi-Family zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the land use to "Medium Density Residential". Staff and Planning Commission recommended denial. Staff recommends removal of 190 Bristol from the request and an alternate zoning of "R-6 CD" with a Conditional Use for four (4) single-family dwelling units. This alternate recommendation is more consistent with the established uses in the area. The alternate recommendation does not require a Plan Amendment.

2. Adverse Impacts on Neighboring Lands:
The subject property is located in an area that is predominately single-family residential in character on the north, south, east and west. The request for "MF-18" Limited Density Multi-Family zoning district would allow for development that is not consistent with the surrounding properties and would significantly alter the development pattern of the area.

The "R-6 CD" Residential Single-Family Conditional Use for four (4) total housing units allows the applicant to construct four (4) additional single-family units, while utilizing and maintaining his existing single-family home. The addition of four (4) units, not including his current home, provides a density that is consistent with the existing and surrounding single-family residences.

3. Suitability as Presently Zoned:
The subject property's current zoning designation is suitable and compatible with the already-existing surrounding pattern of development.

4. Health, Safety and Welfare:
The proposed multi-family development could generate more traffic and a greater demand for on-street parking spaces.

5. Public Policy:
The request does not support the goals of the South Central San Antonio Community Plan that encourage housing development that is compatible with the character of the community.

6. Size of Tract:
The subject property is 0.8586 acres in size.

7. Other Factors:
The applicant has the opportunity to accept Staff's Alternate Recommendation for "R-6 CD" Residential Single-Family with a Conditional Use for four (4) Single-Family dwelling units and removal of 190 Bristol from the request. The applicant can amend their request at the podium.

The Conditional Use zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of the zoning with Conditional Use shall only be for the zoning case named herein approving the Zoning District with the specified Conditional Use provisions.