



City of San Antonio

Legislation Details (With Text)

File #: 15-4724
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/1/2015
Title: (Continued from 08/18/15) ZONING CASE # Z2015199 (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "MF-18 AHOD" Multi-Family Airport Hazard Overlay District on 3.5 acres out of Lot 14, Block 2, NCB 8248 located at 3915 Flagle Street. Staff recommends Denial, with an Alternate Recommendation.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015199 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2015199

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 1, 2015. This case is continued from the June 16, 2015, July 21, 2015 and August 18, 2015 hearings.

Case Manager: Kristie Flores, Principal Planner

Property Owner: Tibor Ritter, P.S.P

Applicant: Phillip Zamora

Representative: Phillip Zamora

Location: 3915 Flagle Street

Legal Description: Lot 14, Block 2, NCB 8248

Total Acreage: 3.5

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Memorial Heights Neighborhood Association

Planning Team: West / Southwest Sector Planning Team - 35

Applicable Agencies: None

Property Details

Property History: The property is currently zoned “R-6” Residential Single-Family District. The subject property was annexed in September 6, 1945 (Ordinance # 2590). The property was zoned to “C” Zone under the 1938 Zoning District Ordinance. Upon the adoption of the 2001 Unified Development Code, the previous based zoning district converted to “MF-33” Multi-Family District. On August 14, 2003 the property was rezoned from “MF-33” Multi-Family District to “R-6” Residential Single-Family (Ordinance # 98010).

Topography: The property does not include any abnormal physical features such as slope but a small portion of the property is in the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North, East

Current Base Zoning: R-6

Current Land Uses: Vacant lots, abandoned board-up homes, public school

Direction: West, South

Current Base Zoning: R-6

Current Land Uses: Public school, office building, vacant lots, abandoned board-up homes

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: Flagle Street

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Allsup Street

Existing Character: Local

Proposed Changes: None known

Public Transit: None.

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 - attachments apartments/condominiums with a maximum density of 20 dwellings per gross acre (allowed ratio of 4 sq. ft. of residential floor use to 1 sq ft of nonresidential floor use):

1 per unit. Maximum Parking Requirement: 1.9 per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the “R-6” Residential Single-Family zoning.

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 West / Southwest Sector and is designated as General Urban Tier. Although the requested “MF-18” base zoning district is consistent with the adopted land use designation, it is not the most compatible zoning district that can be utilized within this mostly “R-6” Single-Family Residential zoned area.

The applicant has requested “MF-18” in order to develop duplex properties without having to subdivide. Thus, in an effort to preserve the residential nature of this area, yet support development and housing reinvestment, Staff recommends “RM-6” Residential Mixed District, which will allow development of the proposed property yet maintain a limit on the allowable density. “RM-6” Mixed Residential District allows two (2) units per developable lot.

2. Adverse Impacts on Neighboring Lands:

Staff has found that there are potential adverse impacts on surrounding properties if the property is rezoned to “MF-18” Limited Density Multi-Family due to increased traffic and limited access to Flagle Street.

3. Suitability as Presently Zoned:

The existing “R-6” Single-Family Residential is consistent with the area. Although the proposed “MF-18” zoning district is consistent with the General Urban Tier land use designation, it is not necessarily compatible with the existing and surrounding land uses which is mostly single-family residential in character.

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

7. Other Factors:

None.