



City of San Antonio

Legislation Details (With Text)

File #: 15-4650

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/1/2015

Title: ZONING CASE # Z2015270 CD (Council District 2): A request for a change in zoning from "MF-33 NCD-6 AHOD" Multi-Family Mahcnke Park Neighborhood Conservation District Airport Hazard Overlay District to "MF-33 CD NCD-6 AHOD" Multi-Family Mahcnke Park Neighborhood Conservation District Airport Hazard Overlay District with Conditional Use for a Museum on 0.1485 acres out of NCB 3867 and "MF-33 CD NCD-6 AHOD" Multi-Family Mahcnke Park Neighborhood Conservation District Airport Hazard Overlay District with Conditional Use for a Non-Commercial parking Lot on 0.4501 acres out of NCB 3867, located at 1106, 1110, and 1112 East Mulberry Avenue. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015270 CD

SUMMARY:

Current Zoning: "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "MF-33 CD NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Museum on 0.1485 acres out of NCB 3867 and "MF-33 CD NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Non-Commercial Parking Lot on 0.4501 acres out of NCB 3867

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 01, 2015

Case Manager: Logan Sparrow, Senior Planner

Property Owner: Mulberry Developers LLC (1110&1112 E Mulberry), Veronica Zabith (1106 E Mulberry)

Applicant: San Antonio Children's Museum (Vanessa Hurd, CEO)

Representative: Trey Jacobson (Golden Steves Cohen & Gordon LLP)

Location: 1106, 1110, and 1112 East Mulberry Avenue

Legal Description: Lots 3, 4, and 5, Block 13, NCB 3867

Total Acreage: 0.5986

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Mahncke Park Neighborhood Association

Planning Team: Mahncke Park Planning Team-21

Applicable Agencies: None

Property Details

Property History: The subject property currently carries the base zoning of “MF-33” Multi-Family. The current “MF-33” zoning converted from the previous “D” Apartment District zoning, established by the first zoning ordinance for the city, being Ordinance O.I. 191, dated November 03, 1938.

Topography: The subject property is partially located within the 100 year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33

Current Land Uses: Duplex

Direction: East

Current Base Zoning: C-2

Current Land Uses: Apartment

Direction: South

Current Base Zoning: C-2

Current Land Uses: Apartment

Direction: West

Current Base Zoning: C-3

Current Land Uses: Museum

Overlay and Special District Information: The subject property, and all surrounding properties, carries the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review from both the Development Services Department, as well as the Federal Aviation Administration.

The subject property is also located with the “NCD-6” Mahncke Park Neighborhood Conservation District. The “NCD-6” does not restrict permitted uses, but does require additional review by the Development Services Department.

Transportation

Thoroughfare: East Mulberry

Existing Character: Local Street, one lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Margaret Avenue

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

Proposed Changes: None known

Public Transit: VIA bus routes 7, 8, and 509 operate at the intersection of Boradway Avenue and East Mulberry Avenue.

Traffic Impact: A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: A museum must provide a minimum of 1 parking space per 1,000 square feet of gross floor area. A museum is permitted to have a maximum of 1.5 parking spaces per 1,000 square feet of gross floor area. The rest of the development is a proposed parking lot.

ISSUE:

None

ALTERNATIVES:

Denial of the zone change request would result in the subject property retaining its current "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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 Mahncke Park Neighborhood Plan and currently designated Compact Multi-Family Residential. The "MF-33" base zoning district is consistent with the future land use plan. The zone change request seeks to condition a parking lot and museum use onto the subject property. As the museum and parking lot are located adjacent to the existing children's museum, staff finds that the request is also consistent with the established development pattern within the community.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zone change request. The proposed use is consistent with the established development pattern within this community. Currently, visitors to the new museum often utilize on-street parking. This zone change request intends to provide an additional parking area for museum visitors.

3. Suitability as Presently Zoned:

The current "MF-33" Multi-Family District is consistent with the future land use plan, but, as developed, is inconsistent with the development pattern within the community. The existing medium-density dwelling units are flanked to the west and south by commercial operations, and to the north and east by high-density dwellings.

4. Health, Safety and Welfare:

Staff has found that the requested zone change is likely to improve the public safety, specifically in relation to parking. Currently, museum visitors park illegally along Brackenridge Avenue and across Broadway, resulting in visitors crossing Broadway, an arterial street, without crosswalks.

5. Public Policy:

As the request is consistent with both the established development pattern, as well as the future land use plan, the zone change request does not appear to conflict with any stated public policy objective.

The Mahenke Park Neighborhood Plan stresses the preservation of housing stock in Goal One under housing development. This goal speaks to enhancing the existing character of homes within Mahncke Park. The three lots in question are the only medium-density dwellings on a block dominated by high-density residential and commercial uses. Staff finds that the existing development pattern within this block negatively impacts these lots.

6. Size of Tract:

The 0.5986 acre parcel of land is of sufficient size for the proposed project.

7. Other Factors:

None.