



City of San Antonio

Legislation Details (With Text)

File #: 19-4085

Type: Zoning Case

In control: City Council A Session

On agenda: 6/6/2019

Title: ZONING CASE Z-2019-10700075 (Council District 1): Ordinance amending the Zoning District Boundary from "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Monte Vista Historic Airport Hazard Overlay District on Lots 1-25, 29-40, 42-47, the West 21 Feet of Lot 41 and the East 21 Feet of 41, Block 4, NCB 6728; Lots 1-3, 14-34, 36-56, 58-59, 61-71, 73-74, the East 17.5 Feet of Lot 72, the West 7.5 Feet of Lot 72, the West 12.5 Feet of Lot 60, the West 0.5 Feet of Lot 57, the East 12.5 Feet of Lot 60, the Southwest 2 Feet of Lot 35, the East 23 Feet of Lot 35 and the East 24.5 Feet of Lot 57, Block 3, NCB 6727; Lots 1-10, the West 8 Feet of Lot 11, Lot 12, Lot 14-19, 20-38, the East 17 Feet of Lot 11, the West 13 Feet of Lot 13, the East 12 Feet of Lot 13, Block 2, NCB 6726; and Lots 12-13 and the East 12.5 Feet of Lot 11, Block 3, NCB 16727, generally bounded by East Hildebrand Avenue to the north, East Hollywood Avenue to the south, Shook Avenue to the east, and McCullough Avenue to the west. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Council Consideration Request, 3. Council Resolution, 4. Zoning Minutes, 5. Draft Ordinance, 6. Ordinance 2019-06-06-0464

Date	Ver.	Action By	Action	Result
6/6/2019	1	City Council A Session	Motion to Approve	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2019-10700075

SUMMARY:

Current Zoning: "MF-33 H AHOD" Multi-Family Monte Vista Historic Airport Hazard Overlay District

Requested Zoning: "RM-4 H AHOD" Residential Mixed Monte Vista Historic Airport Hazard Overlay District. The existing "AHOD" Airport Hazard Overlay District and "H" Monte Vista Historic District will remain unchanged.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 7, 2019

Case Manager: Mary Moralez-Gonzales, Sr. Planner

Property Owner: Multiple

Applicant: City of San Antonio

Representative: City of San Antonio

Location: Multiple addresses bounded by East Hildebrand Avenue to the north, East Hollywood Avenue to the south, Shook Avenue to the east, and McCullough Avenue to the west.

Legal Description: Lots 1-25, 29-40, 42-47, the West 21 Feet of Lot 41 and the East 21 Feet of 41, Block 4, NCB 6728; Lots 1-3, 14-34, 36-56, 58-59, 61-71, 73-74, the East 17.5 Feet of Lot 72, the West 7.5 Feet of Lot 72, the West 12.5 Feet of Lot 60, the West .5 Feet of Lot 57, the East 12.5 Feet of Lot 60, the Southwest 2 Feet of Lot 35, the East 23 Feet of Lot 35 and the East 24.5 Feet of Lot 57, Block 3, NCB 6727; Lots 1-10, the West 8 Feet of Lot 11, Lot 12, Lot 14-19, 20-38, the East 17 Feet of Lot 11, the West 13 Feet of Lot 13, the East 12 Feet of Lot 13, Block 2, NCB 6726; and Lots 12-13 and the East 12.5 Feet of Lot 11, Block 3, NCB 16727

Total Acreage: 17.55

Notices Mailed

Owners of Property within 200 feet: 156

Registered Neighborhood Associations within 200 feet: Monte Vista Neighborhood Association, Monte Vista Terrace Neighborhood Association

Applicable Agencies: N/A

Property Details

Property History: The subject area was part of the original 36 square miles of the City's first boundary and is currently developed with residential uses. The subject property was originally zoned "D" Apartment District. Upon adoption of the 2001 Unified Development Code, the subject properties were converted to "MF-33" Multi-Family District.

Topography: The property does not include any abnormal physical features such as slope.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33" and "C-2"

Current Land Uses: Single-Family Residential and Commercial

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: "R-5"

Current Land Uses: Single-Family Residential

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.

The surrounding properties are located in the Monte Vista Historic District, which was adopted in 1989. 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.

Transportation

Thoroughfare: East Lullwood Avenue and East Rosewood Avenue

Existing Character: Local Roads

Proposed Changes: None known

Public Transit: VIA bus routes # 5 and # 204 stop along McCullough Avenue.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. There is no additional traffic generated by the proposed rezoning.

Parking Information: Minimum Requirement: 1 space per dwelling unit for 1 and 2 family developments and 1.5 spaces per dwelling unit for 3, 4 and multi-family developments. Cluster parking is allowed.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (6-3) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject properties are not located within any Community, Neighborhood or Sector Plan. Therefore, a finding of consistency is not required.

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.

3. Suitability as Presently Zoned:

The properties are zoned “MF-33” Multi-Family District. The proposed zoning will allow zoning which is more consistent with existing land uses.

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 proposed request meets the San Antonio Comprehensive Plan’s objective of preserving and promoting a variety of housing types that will enhance quality housing within the community.

6. Size of Tract:

The subject area is 17.55 acres in size and accommodates the existing residential uses.

7. Other Factors:

This rezoning request is the result of a City Council Resolution # 2017-11-09-0042R initiated by District 1 in September 2017 and approved on November 9, 2017.

The CCR seeks to match existing single-family uses with the relevant zoning categories.

If the properties remain “MF-33” Multi-Family District, single-family development is allowed in the “MF-33” zoning district, however “MF-33” zoning allows the opportunity for high density residential development in an established single-family neighborhood.