



City of San Antonio

Agenda Memorandum

File Number:16-1549

Agenda Item Number: Z-18.

Agenda Date: 2/18/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2016057

(Associated Plan Amendment 16016)

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2016

Case Manager: Erica Greene, Planner

Property Owner: 2010 Evans Family Trust and Samuel & Marguerite Kobrinsky

Applicant: 2010 Evans Family Trust and Samuel & Marguerite Kobrinsky

Representative: Kaufman & Killen, Inc. (Ashley Farrimond)

Location: 8777 Marbach Road

Legal Description: 6.860 acres of land out of NCB 17873

Total Acreage: 6.860

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously “Temporary R-1” Single-Family Residence District. A 1989 case split zoned the subject property “R-1” Single-Family Residence District and “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single Family and C-3” General Commercial District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5

Current Land Uses: Residential Single-Family

Direction: West

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: R-6, C-3R

Current Land Uses: Residential Single-Family, Auto Parts, Vacant

Direction: East

Current Base Zoning: MF-25

Current Land Uses: Multi-Family Residential Neighborhood

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: Marbach Road

Existing Character: Primary Road

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #613 located to the east within walking distance of the subject property.

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: The proposed zoning change will require the minimum of 1.5 vehicle spaces per unit and a maximum of 2 vehicle spaces per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval, pending Plan Amendment.

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 Suburban Tier in the future land use component of the plan. The requested "MF-18" Limited Density Multi-Family base zoning district is not consistent with the adopted land use designation. The applicant has applied for a Plan Amendment to change the designation to Suburban Tier. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "R-6" and C-3" base zoning district is appropriate for the subject property's location. The adjacent properties are zoned "MF-25" and "R-6" which works in conjunction with surrounding residential buildings in the zoning district. The request to rezone the subject property follows the current pattern of development.

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 rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 6.860 acres in size, which should reasonably accommodate the uses permitted in "MF-18" Limited Density Multi-Family District.

7. Other Factors:

None.