



City of San Antonio

Agenda Memorandum

File Number:16-4018

Agenda Item Number: 4.

Agenda Date: 7/19/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2016183

(Associated Plan Amendment 16051)

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 19, 2016

Case Manager: Erica Greene, Planner

Property Owner: Maria Flores

Applicant: Maria Flores

Representative: Maria Flores

Location: 133 Westminster Avenue

Legal Description: Lot 2 and West 23 feet of Lot 3, Block 1, NCB 9201

Total Acreage: 0.204

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Woodlawn Lake Community Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "B" Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single Family 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: C-2

Current Land Uses: Commercial Center

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Housing

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Housing

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Housing

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: Westminster Avenue

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Tulane Drive

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #82 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: Dwelling: 4 Family requires a minimum of 1.5 per unit and a maximum of 2 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 Near Northwest Community Plan, and is currently designated as Neighborhood Commercial in the future land use component of the plan. The requested "RM-4" Residential Mixed Use base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from Neighborhood Commercial to Medium Density Residential. 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-4" base zoning district is appropriate for the subject property's location. The requested zoning district of "RM-4" is also appropriate for the subject property's location

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 land use goals and strategies of the Near Northwest Community Plan that support objectives of preserving and revitalizing the community's unique mix of quality housing.

6. Size of Tract:

The subject property totals 0.204 acres in size, which should reasonably accommodate the uses permitted in "RM-4" Residential Mixed District.

7. Other Factors:

The subject property is a four (4) unit residence. The properties that are located around the subject property include several single-family residences along with commercial businesses to the north of the property. The request to rezone the subject property will make the land uses more compatible with one another and act as a buffer between commercial and residential uses.