



City of San Antonio

Agenda Memorandum

File Number:16-4871

Agenda Item Number: 8.

Agenda Date: 9/20/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016228

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 20, 2016

Case Manager: Nyliah Acosta, Planner

Property Owner: Skylark Home Solutions Breke, Inc

Applicant: Profit Realty Company

Representative: Sam Maropis

Location: 1500 Escalon Avenue

Legal Description: North 120 Feet of Lots 19 and 20, Block 44, NCB 9467

Total Acreage: 0.5510

Notices Mailed

Owners of Property within 200 feet: 25

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 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: R-4

Current Land Uses: Vacant

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residence

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residence

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: Escalon Avenue

Existing Character: Secondary Arterial

Proposed Changes: None

Public Transit: The 46 and 246 VIA bus routes are approximately a block and a half from 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- Multi- Family- Minimum Vehicle Spaces: 1.5 units. Maximum Vehicle Spaces: 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

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 General Urban in the future land use component of the plan. The requested "MF-18" Limited Density Multi-Family base zoning district is consistent with the future land use designation.

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; however, the dwellings on the property are already existing with 7 units. This small scale multi-family complex offers diverse housing options for the neighborhood

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 0.551 acres in size, which reasonably accommodates the uses permitted in "MF-18" Limited Density Multi-Family District.

7. Other Factors:

The subject property currently has 7 units and intends to keep the density the same. There are no proposals to add additional units.