



City of San Antonio

Agenda Memorandum

File Number:17-2102

Agenda Item Number: 14.

Agenda Date: 3/21/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017085

SUMMARY:

Current Zoning: "R-6 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: March 21, 2017

Case Manager: Erica Greene, Planner

Property Owner: Anna Villalobos

Applicant: Anna Villalobos

Representative: Anna Villalobos

Location: 216 Oleander Street

Legal Description: West 96 Feet of 13 ARB A-25, Block N PT 20, NCB 485

Total Acreage: 0.1146

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Government Hill Alliance Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was part of the original 36 square miles of the City and was previously zoned "D" Apartment District. A 1965 case zoned the subject property as "R-3" Multiple Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. A 2010 case, Ordinance #2010-11-04-0971 zoned the subject property as "R-6" Single-Family Residential 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-6

Current Land Uses: Residential Single-Family

Direction: West

Current Base Zoning: O-1

Current Land Uses: Parking Lot

Direction: South

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

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: Oleander Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #9 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: Three 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 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 property is located within the Government Hill Neighborhood Plan, and is currently designated as Medium Density Residential in the future land use component of the plan. The requested “RM-4” 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-6” base zoning district is not appropriate for the subject property’s location because the lot size does not meet the 6000 square foot requirements. The requested zoning district of “RM-4” for 3 residential units is appropriate for the subject property’s location. The properties that are located around the subject property include several residential properties as well as being directly across from San Antonio Independent School District, which follow the current pattern for development of that area.

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 applicant requests a zoning change to allow for three residential units. The rezoning request does not appear to conflict with land use goals and strategies of the Government Hill Neighborhood Plan to encourage and support any revitalization and redevelopment efforts consistent with this plan.

6. Size of Tract:

The subject property totals 0.1146 acres in size, which should reasonably accommodate the uses permitted in “RM-4” Residential Mixed District.

7. Other Factors:

None