



City of San Antonio

Agenda Memorandum

File Number: 17-2269

Agenda Item Number: Z-4.

Agenda Date: 4/6/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017069

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 7, 2017

Case Manager: Nylicah Acosta, Planner

Property Owner: NPSA, LLC

Applicant: Del Callman

Representative: Del Callman

Location: 733 East Park Avenue

Legal Description: 0.11 acres out of NCB 1756

Total Acreage: 0.11

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was zoned "D" Apartment District. Later a 1995 case (Ordinance 83331) rezoned the subject property to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" 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-6

Current Land Uses: Single-Family Residences

Direction: West

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

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: C-2

Current Land Uses: Commercial

Direction: East

Current Base Zoning: R-6 and C-2

Current Land Uses: Single-Family Residences

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: East Park Avenue

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 8 is within walking distance 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- Minimum Vehicle Space: 1 per unit. Maximum Vehicle Space: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the base zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend 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 Tobin Hill Neighborhood Plan, and is currently designated as Low Density Mixed Use in the future land use component of the plan. The requested “RM-4” Residential Mixed 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. The applicant is seeking a zone change in order to construct a duplex on the property. The immediate area consists primarily of single-family uses, however, the general neighborhood also contains commercial and multi-family uses as well. The proposed “RM-4” would not greatly alter the character of the area.

3. Suitability as Presently Zoned:

The current “R-6” base zoning district is appropriate for the subject property’s location; however, the requested “RM-4” is equally appropriate. Also, development on the current “R-6” would not meet minimum lot size requirements and would need a BOA variance.

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, because the request is consistent with the plan.

6. Size of Tract:

The subject property totals 0.11 acres in size, which should reasonably accommodate the uses permitted in “RM-4” Residential Mixed District.

7. Other Factors:

None.