



City of San Antonio

Agenda Memorandum

File Number:17-2623

Agenda Item Number: 17.

Agenda Date: 4/18/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2017112

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 18, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Alfonso E. Alonso

Applicant: Maria Elena Torralva-Alonso

Representative: Alfonso E. Alonso

Location: 563 SW 39th Street

Legal Description: 0.21 acre tract of land out of Lot 16, Block 4, NCB 8989

Total Acreage: 0.21

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Community Workers Council

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on October 12, 1944 (Ordinance # 1448). The property was zoned "B-3R" Restrictive Business Sales on December 1, 1988 (Ordinance 68,428). Upon the adoption of the 2001 Unified Development Code, "B-3R" base zoning was converted to "C-3R" Commercial District, Restrictive Alcohol Sales. In 2011, the property was rezoned to "R-6" Residential Single-Family District (Ordinance 2011-05-05-0362, dated May 5, 2011).

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2NA

Current Land Uses: Building for unknown use, possibly vacant

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-6, R-6CD

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: C-2NA

Current Land Uses: Vacant Land and Auto Sales

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: Enrique M. Barrera Parkway

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Thoroughfare: SW 39th Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus stops are #93139 and #93133 and are within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The required parking is a minimum of 1.5 parking spaces per unit and a maximum of 2 per unit.

ISSUE:

None

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

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 subject property is located within the West Sector Plan and is currently designated as General Urban Tier in the land use component of the plan. The requested "MF-33" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing "R-6" base zoning district is not appropriate for the subject property. While there is single-family residential surrounding the property, it is currently standing as a multi-family development and needs to be brought up to compliance.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective because it is consistent with the adopted land use plan.

6. Size of Tract:

The subject property measures 0.2111 acres which should reasonably accommodate the uses permitted in "C-2P" Commercial Pedestrian District.

7. Other Factors:

None.