City of San Antonio

Agenda Memorandum

File Number:17-3106

Agenda Item Number: 21.

Agenda Date: 5/16/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2017156
(Associated Plan Amendment 17051)

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 16, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Melrose Place SA, LLC

Applicant: Melrose Place SA, LLC

Representative: Charles H. Turner

Location: 200 and 204 Melrose Place

Legal Description: Lots 17 and 18, Block 3, NCB 7303

Total Acreage: 0.32

Notices Mailed
Owners of Property within 200 feet: 30
Registered Neighborhood Associations within 200 feet: None

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 "B" Residence District. The previous "B" was rezoned to "D" Apartment District by Ordinance 32975, dated January 7, 1965. The "D" converted to the current "MF-33" Multi-Family District with the adoption of the 2001 Unified Development Code (Ordinance 93381, dated May 3, 2001).

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North
Current Base Zoning: R-4
Current Land Uses: Single-Family Residences

Direction: East
Current Base Zoning: R-4
Current Land Uses: Single-Family Residences

Direction: South
Current Base Zoning: C-3
Current Land Uses: Apartment Complex

Direction: West
Current Base Zoning: R-4
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: Melrose Place
Existing Character: Local Street
Proposed Changes: None Known

Thoroughfare: North Main Avenue
Existing Character: Local Street
Proposed Changes: None Known

Public Transit: Via route 5 and 204 are within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. Infill Development Zone (IDZ) is exempt from TIA requirement.

Parking Information: The "IDZ" Infill Development Zone District waives off-street vehicle parking requirements

ISSUE:
None.

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

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is within a half of a mile of San Pedro Avenue, a Premium Transit Corridor. The subject property is not within a Regional Center.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Denial.

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 North Central Neighborhoods Community Plan, and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "IDZ" with Uses Permitted in "RM-4" is not consistent with the future land use designation. The applicant is requesting a plan amendment from "Low Density Residential" to "Medium Density Residential" in order to accommodate the zoning change request. Staff and Planning Commission recommend denial.

2. Adverse Impacts on Neighboring Lands:
Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is on a street that includes primarily Single-Family Residential uses. The introduction of eight-dwelling units in the middle of the neighborhood has the potential to alter the character and density of the neighborhood.

3. Suitability as Presently Zoned:
The current "MF-33" base zoning district is not appropriate for the surrounding area. The adjacent properties are predominantly Single-Family Residences and undeveloped land.

4. Health, Safety and Welfare:
Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The requested zoning change is requested in order to construct eight dwelling units which should not have an adverse impact on the public health, safety, or welfare of the citizens of San Antonio.

5. Public Policy:
The request appears to conflict with public policy objectives. The proposed zoning change will alter the land use pattern and character of the surrounding neighborhood. This type of infill development is not consistent with the Comprehensive Plan and it is not consistent with the North Central Neighborhoods Community Plan.

Comprehensive Plan:

Goal - HP30: Ensure infill development is compatible with existing neighborhoods.

North Central Neighborhoods Community Plan:

Goal 5: Promote future development that is compatible with existing neighborhoods and that incorporates sound stormwater management practices.

6. Size of Tract:
The subject property measures 0.32 of an acre which will not reasonably accommodate eight dwelling units.

7. Other Factors:
Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings of structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.