



City of San Antonio

Agenda Memorandum

File Number: 17-4460

Agenda Item Number: Z-2.

Agenda Date: 9/7/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017192

SUMMARY:

Current Zoning: "O-1 AHOD" Office Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 1, 2017

Case Manager: Erica Greene, Planner

Property Owner: Maria Valdez

Applicant: Maria Valdez

Representative: Daisy Valdez

Location: 918 Culebra Road

Legal Description: Lot 28, Block 21, NCB 2084

Total Acreage: 0.2680

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: West End Hope in Action 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 “C” Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “MF-33” Multi-Family District. A 2009 case, Ordinance #2009-05-07-0362 rezoned a portion of the subject property to “O-1” Office 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: UZROW

Current Land Uses: UZROW

Direction: West

Current Base Zoning: MF-33

Current Land Uses: Duplex

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: MF-33

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: Culebra Road

Existing Character: Major Arterial

Proposed Changes: None

Public Transit: VIA bus route #51 is 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: 2 Family requires a minimum of 1 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.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center. The subject property is located within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend 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 currently not located within any adopted land use plan and has no land use classification. Therefore a finding of consistency is not required. However, staff finds the requested zoning change is consistent with the existing development pattern of multi-family uses.

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 requested zoning change for multi-family housing for a duplex, blends in with the surrounding residentially zoned properties of the area that include duplexes and multi-family housing.

3. Suitability as Presently Zoned:

The current "O-1" base zoning district is not appropriate for the subject property's location. The requested multi-family zoning for a duplex is more appropriate for the area. The surrounding properties to the west, south, and east are all zoned multi-family.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses are all multi-family properties. The requested zoning change to allow for a multi-family housing for a duplex will fit in with the surrounding land uses.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.2680 acres in size, which should reasonably accommodate the uses permitted in "MF-33" Multi-Family District.

7. Other Factors:

None.