



City of San Antonio

Agenda Memorandum

File Number:18-2430

Agenda Item Number: Z-1.

Agenda Date: 4/5/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018104

SUMMARY:

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 6, 2018

Case Manager: Angela Cardona, Planner

Property Owner: Marcus Brunus

Applicant: David Anton Armendariz

Representative: Angel Ruiz

Location: 1553 West Woodlawn Avenue

Legal Description: Lot 51, 52, 53, 54, 55, and 56, Block 2, NCB 6481

Total Acreage: 0.481

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Jefferson Neighborhood Association and West End Hope in Action

Applicable Agencies: None.

Property Details

Property History: The subject property is within the original 36 square miles of the City. The property was zoned “R-2A” Three and Four-Family Residence District which then converted to the current “RM-4” Residential Mixed District upon adoption of the Unified Development Code on May 3, 2001 (Ordinance 93881).

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 Residential

Direction: South

Current Base Zoning: “MF-33”

Current Land Uses: Duplex, Tri-Plex, Single-Family Residential

Direction: East

Current Base Zoning: “R-6”, “RM-4” and “MF-33”

Current Land Uses: Multi-Family, Single-Family Residential

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residential

Overlay and Special District Information:

The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

Transportation

Thoroughfare: West Woodlawn

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: North Calaveras

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: The nearest VIA bus routes #90 are located directly across 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: Parking is determined by use. A multi-family dwelling will require a minimum of 1.5 spaces per unit and a maximum of 2 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The current zoning “RM-4” Residential Mixed District allows for a single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center. The property is within a ½ of a mile of the Zarzamora Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The current “RM-4” base zoning permits a four-plex and is currently designated as “Medium Density Residential” in the future land use plan. The applicant requested “High Density Residential” land use to accommodate their initial request of “MF-33” Multi-Family District. The Planning Commission recommended Denial. The applicant amended their request to “MF-18” Limited Density Multi-Family District as a base district which is now consistent with the current land use designation of “Medium Density Residential.”

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impact on neighboring lands as the request for “MF-18” will blend well with the density in the area. Although there are some “MF-33” zoned properties in the area, they are being used as single-family homes.

3. Suitability as Presently Zoned:

The current “RM-4” base zoning district is appropriate for the subject property’s location as it is currently surrounded by primarily single-family residential uses with some residential mixed uses up to 6 to 8 dwellings. The subject property currently has five (5) residential dwellings.

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 appears to conflict with the Near Northwest Community Plan goal to encourage housing development that is compatible with the community’s character.

6. Size of Tract:

The subject property totals 0.481 acres in size.

7. Other Factors:

The subject property currently has five (5) residential dwellings. The applicant was originally requesting a zoning change to “MF-33” which would allow for a maximum of sixteen (16) dwelling units. Per staff’s recommendation the applicant amended the request to “MF-18” which limits the proposed development to nine (9) dwelling units which is more consistent with the existing multi-family units in the surrounding area and limits excessive density.