



City of San Antonio

Agenda Memorandum

File Number:19-4708

Agenda Item Number: Z-5.

Agenda Date: 6/20/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2019-10700113

SUMMARY:

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

Requested Zoning: "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 4, 2019

Case Manager: Mary Morales-Gonzales, Sr. Planner

Property Owner: Multiple

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 2510-2522 Clara Lane

Legal Description: Lots 43-46, Block 3, NCB 11287

Total Acreage: 0.6204

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Dellview Area Neighborhood Association

Applicable Agencies: N/A

Property Details

Property History: The subject area was annexed in 1949 and zoned “D” Apartment District with Ordinance 11278, approved on January 6, 1950. Upon adoption of the 2001 Unified Development Code, the subject properties were converted to “MF-33” Multi-Family District.

Topography: The property does not include any abnormal physical features such as slope.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Multi-Family Residential

Direction: East

Current Base Zoning: R-4 and RM-4

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: MF-33

Current Land Uses: Multi-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: Clara Lane

Existing Character: Local Road

Proposed Changes: None known

Public Transit: VIA bus route # 96 stops along Vance Jackson Road.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. There is no additional traffic generated by the proposed rezoning.

Parking Information: Minimum vehicle spaces 1 per unit. Maximum vehicle spaces 2 per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “MF-33” zoning district designation. Examples of uses permitted in “MF-33 include the following: multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 33 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

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 subject property is located in the Greater Dellview Area Community Plan, and is designated as "High Density Residential" in the future land use component of the plan. The proposed rezoning to "RM-6" is consistent with the future land use.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

Properties are zoned "MF-33" Multi-Family District. The proposed zoning will allow zoning which is more consistent with existing land uses.

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 proposed request meets the San Antonio Comprehensive Plan's objective of preserving and promoting a variety of housing types that will enhance quality housing within the community.

6. Size of Tract:

The subject area is 0.6204 acres in size and currently accommodates residential development.

7. Other Factors:

This rezoning request is the result of a City Council Resolution initiated by Council District 1 on October 30, 2018.

This request seeks to rezone existing residential mixed uses to match the "High Density Residential" land use designation.