



City of San Antonio

Agenda Memorandum

File Number:21-1296

Agenda Item Number: 7.

Agenda Date: 2/2/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2019-10700295-A

SUMMARY:

Current Zoning: “MF-33 H AHOD” Multi-Family Monte Vista Historic Airport Hazard Overlay District

Requested Zoning: “MF-18 H AHOD” Limited Density Multi-Family Monte Vista Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 2, 2021

Case Manager: Juanita Romero, Senior Planner

Property Owner: Ronald L. Ripps

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 324 West Magnolia Avenue

Legal Description: Lot 4, Lot 5 and the west 25-feet of Lot 6, Block 9, NCB 1834

Total Acreage: 0.3614

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Monte Vista Historical Association and Alta Vista Neighborhood Association

Applicable Agencies: None

Property Details

Property History:

The property was annexed by the City of San Antonio in 1905 and was part of the original 36 square miles of the 1936 City Limits and was originally zoned "D" Apartment District. The property converted to the current "MF-33" Multi-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 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: "C-2" and "MF-33"

Current Land Uses: Apartments

Direction: East

Current Base Zoning: "R-4" and "R-4 CD"

Current Land Uses: Apartments

Direction: West

Current Base Zoning: "R-4" and "C-2"

Current Land Uses: Single Family Residence

Direction: South

Current Base Zoning: "C-2", "MF-33" and "R-4"

Current Land Uses: Multi-family Residence

Overlay and Special District Information:

"H"

The surrounding properties are located in the Monte Vista Historic District, which was adopted in 1975. Historic districts do not regulate use of the property but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

"AHOD"

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: West Magnolia Avenue

Existing Character: Local

Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property.

Route Served: 4

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: The parking minimum for a multifamily development is 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “MF-33” Multifamily. 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.

Proposed: “MF-18” Limited Density Multifamily District allows 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 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a Regional Center and is not within a premium transit corridor.

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 Monte Vista Neighborhood Plan which is not a land use consistency plan, however, it may be used as a guide in evaluating rezoning. As such, the requested “MF-18” base zoning district is consistent with the overall goals of the plan to align the zoning with current use.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The surrounding properties are zoned “MF-33”, “C-2”, “R-4” and “R-4 CD.”

3. Suitability as Presently Zoned:

The current zoning resulted from a zoning conversion with the adoption of the 2001 Unified Development Code. The current “MF-33” zoning is appropriate for the property and surrounding area. It exists to the north and south of the subject site. The proposed “MF-18” is also appropriate for the area and will accommodate the existing five (5) dwelling units.

4. Health, Safety and Welfare:

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

5. Public Policy:

The proposed rezoning does not appear to conflict with the Monte Vista Neighborhood Plan.

6. Size of Tract:

The subject property is 0.3614 acres, which can accommodate the existing multifamily use.

7. Other Factors:

This rezoning request is a result of a City Council Resolution initiated by Council District 1 on November 9, 2017. Action on December 3, 2020 by City Council to rezone the Monte Vista South area as part of a large area rezoning also resulted in 4 properties to be reviewed, including this one.