



City of San Antonio

Agenda Memorandum

File Number:15-2733

Agenda Item Number: Z-16.

Agenda Date: 5/7/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2015091

SUMMARY:

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 17, 2015

Case Manager: Ernest Brown, Planner

Property Owner: GSN, LLC (Armando Sada, Manager)

Applicant: GSN, LLC (by Armando Sada, Manager)

Representative: P. W. Christensen, P. C. (Patrick Christensen)

Location: 4802 Bluff Street

Legal Description: 2.977 Acres out of NCB 11440

Total Acreage: 2.977

Notices Mailed

Owners of Property within 200 feet: 49

Registered Neighborhood Associations within 200 feet: Culebra Park Neighborhood Association

Planning Team: West Southwest Sector Plan Planning Team-36

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "A" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District. The subject property was platted in 1923 (volume 642, page 107 of the Deed and Plat Records of Bexar County, Texas). The subject property is not developed and is currently vacant.

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

Adjacent Base Zoning and Land Uses

Direction: North, East, South, West

Current Base Zoning: "R-5"

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: Lark Street, Bluff Street, Blessing Street, Farhill Lane, West Broadview

Existing Character: Local, Type A; one lane in each direction with sidewalks both side.

Proposed Changes: None known

Public Transit: There are no nearby VIA bus line to 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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to a Multi-Family Dwelling 18 units per acre (Parking Class: Dwelling units 25 unit per acres maximum).

Minimum Parking Requirement: 1.5 per unit;

Maximum Parking Requirement: 2 per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classifications, restricting future land uses to those permissible in the "R-5" zoning districts.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and the Zoning Commission (9-0) recommend Approval

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 West/Southwest Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The proposed zoning change is consistent with the land use designation and does not require a plan amendment.

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:

The existing “R-5” zoning district of the subject property is considered to be an appropriate zoning district.

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

6. Size of Tract:

The subject property measures 2.97 acres in size, which is sufficient to accommodate commercial development and required parking.

7. Other Factors:

None.