



City of San Antonio

Agenda Memorandum

File Number:15-3841

Agenda Item Number: 5.

Agenda Date: 7/21/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2015214

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 21, 2015. This case is continued from the June 16, 2015 hearing.

Case Manager: Logan Sparrow, Senior Planner

Property Owner: David & Yvette Amaya

Applicant: David & Yvette Amaya

Representative: David & Yvette Amaya

Location: 4241 San Luis Street

Legal Description: Lot 1, 2, and 3, Block 16, NCB 8174

Total Acreage: 0.4545

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: None.

Planning Team: None.

Applicable Agencies: None.

Property Details

Property History: Following the adoption of Ordinance 73389, dated March 28, 1991, the subject property was rezoned to “R-7” Residential District. Following the adoption of the 2001 Unified Development Code, all properties zoned “R-7” Residential District converted to the current “R-4” Residential Single-Family District.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Dwelling

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Dwelling

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Dwelling

Overlay and Special District Information: The subject property, and all surrounding properties, carry the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Development Services Department, as well as the Federal Aviation Administration.

Transportation

Thoroughfare: San Luis Street

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Southwest 30th Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA bus route 75 operates east of the subject property at the intersection of San Luis Street and Southwest 29th Street.

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: The subject property must provide a minimum of 1.5 parking spaces per unit or a maximum of two parking spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the zone change request will result in the subject property retaining its current “R-4” Residential Single-Family base zoning district.

FISCAL IMPACT:

None.

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 not located within any neighborhood, community, or sector plans and has no future land use designation. The requested “MF-18” Low-Density Multi-Family district is consistent with the residential nature of this community.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts in relation to this zone change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The current “R-4” Residential Single-Family base zoning is also consistent with the development pattern of the surrounding area.

4. Health, Safety and Welfare:

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

5. Public Policy:

This zone change request does not appear to be in conflict with any stated public policy objective.

6. Size of Tract:

The 0.4545 acre tract is of sufficient size for the proposed development.

7. Other Factors:

The applicant is seeking approval for the zone change to allow five units, which previously existed, but is rezoning to bring them up to code.