



City of San Antonio

Agenda Memorandum

File Number:15-4410

Agenda Item Number: Z-5.

Agenda Date: 9/3/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015220

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 4, 2015. This case is continued from the July 7, 2015 and July 21, 2015 hearings.

Case Manager: Kristin Flores, Planner

Property Owner: Rogelio and Patricia Sosa

Applicant: Rogelio and Patricia Sosa

Representative: N/A

Location: Generally located on the 2500 block of Schubert Lane

Legal Description: Lot 20, Block, NCB 7537

Total Acreage: 0.1905

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: None.

Planning Team: None.

Applicable Agencies: None.

Property Details

Property History: Following the adoption of Ordinance 2009-12-03-0993, dated December 3, 2009, the subject property was rezoned from “MF-33” Multi-Family to “R-6” Residential Single Family.

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

Current Base Zoning: R-6

Current Land Uses: Single-Family Housing

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Apartments

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Duplex and Quadplex Dwellings

Direction: West

Current Base Zoning: R-6

Current Land Uses: Vacant

Overlay and Special District Information: The subject property, and all surrounding properties, carries 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: Hicks Avenue

Existing Character: Local Street, 1 lane in each direction

Proposed Changes: None

Public Transit: No public transit operates on this thoroughfare.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required.

Parking Information: The subject property must provide a minimum of 1.5 parking spaces per unit or a maximum of 2 parking spaces per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning change request will result in the subject property retaining its current “R-6” Single-Family Residential base zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (7-0) 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 not located within a neighborhood plan and is not part of a future land use plan. The requested “MF-33” Multi-family base zoning is consistent with the surrounding properties.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse effects on neighboring lands.

3. Suitability as Presently Zoned:

The existing “R-6” Single-Family Residential District base zoning is appropriate for 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:

As the subject property is in an area with no neighborhood plan, sector plan, or future land use plan this request does not appear to be in conflict with any stated public policy objective.

6. Size of Tract:

The 0.1905 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.