



# City of San Antonio

## Agenda Memorandum

**File Number:**15-4910

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**Agenda Item Number:** Z-7.

**Agenda Date:** 10/1/2015

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2015199

**SUMMARY:**

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

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

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 1, 2015. This case is continued from the June 16, 2015, July 21, 2015 and August 18, 2015 hearings.

**Case Manager:** Kristie Flores, Principal Planner

**Property Owner:** Tibor Ritter, P.S.P

**Applicant:** Phillip Zamora

**Representative:** Phillip Zamora

**Location:** 3915 Flagle Street

**Legal Description:** Lot 14, Block 2, NCB 8248

**Total Acreage:** 3.5

**Notices Mailed**

**Owners of Property within 200 feet:** 21

**Registered Neighborhood Associations within 200 feet:** Memorial Heights Neighborhood Association

**Planning Team:** West / Southwest Sector Planning Team - 35

**Applicable Agencies:** None

### **Property Details**

**Property History:** The property is currently zoned “R-6” Residential Single-Family District. The subject property was annexed in September 6, 1945 (Ordinance # 2590). The property was zoned to “C” Zone under the 1938 Zoning District Ordinance. Upon the adoption of the 2001 Unified Development Code, the previous based zoning district converted to “MF-33” Multi-Family District. On August 14, 2003 the property was rezoned from “MF-33” Multi-Family District to “R-6” Residential Single-Family (Ordinance # 98010).

**Topography:** The property does not include any abnormal physical features such as slope but a small portion of the property is in the 100 year flood plain.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North, East

**Current Base Zoning:** R-6

**Current Land Uses:** Vacant lots, abandoned board-up homes, public school

**Direction:** West, South

**Current Base Zoning:** R-6

**Current Land Uses:** Public school, office building, vacant lots, abandoned board-up homes

**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:** Flagle Street

**Existing Character:** Local

**Proposed Changes:** None known

**Thoroughfare:** Allsup Street

**Existing Character:** Local

**Proposed Changes:** None known

**Public Transit:** None.

**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:** Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Residential Mix Use

Minimum Parking Requirement: 1.5 per unit;

Maximum Parking Requirement: 2 per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval. Zoning Commission motion to Approve, failed (3-5) and is forwarded as Denial.

**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 and is designated as General Urban Tier. Although the amended request of “RM-6” Residential Mixed District is consistent with the adopted land use designation and is compatible within this mostly “R-6” Single-Family Residential zoned area. The “RM-6” Residential Mixed District will allow development of the proposed property yet maintain a limit on the allowable density. “RM-6” Mixed Residential District allows two (2) units per developable lot.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found that there are potential adverse impacts on surrounding properties if the property is rezoned to “RM-6” Residential Mixed District.

**3. Suitability as Presently Zoned:**

The existing “R-6” Single-Family Residential is consistent with the area as is the amended request of “RM-6” Residential Mixed 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 is 3.5 acres in size, which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

None.