



City of San Antonio

Legislation Details (With Text)

File #: 17-4903

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/5/2017

Title: ZONING CASE # Z2017219 (Council District 2): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for 10 Residential Single-Family Units on Lots 8, 9 and 10, Block 35, NCB 1333, located at 1625 Burnet Street. Staff recommends Denial, with an Alternate Recommendation.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017219

SUMMARY:

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for 10 Residential Single-Family Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 5, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: CCP Premier Investments, LLC

Applicant: Mario Croswell

Representative: Estela Andonie

Location: 1625 Burnet Street

Legal Description: Lots 8, 9 and 10, Block 35, NCB 1333

Total Acreage: 0.35

Notices Mailed

Owners of Property within 200 feet: 52

Registered Neighborhood Associations within 200 feet: Harvard Place - Eastlawn

Applicable Agencies: None.

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was zoned "C" Apartment District. The "C" converted to the current "MF-33" base zoning district with the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 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: "MF-33"

Current Land Uses: Apartment Complex

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Residence

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Residence

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: Burnet Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Lockhart Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 20, 22, and 222 are within walking distance of the subject property.

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 “IDZ” Infill Development Zone District waives off-street vehicle parking requirements

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The current “MF-33” Multi-Family allows any uses permitted in MF-25 (MF-18, plus college fraternity dwelling), but with a maximum density of 33 units per acre.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a ½ of a mile of a Regional Center. The subject property is within a ½ of a mile of the North New Braunfels Avenue Premium Transit Corridor and the Commerce - Houston Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternative Recommendation of “IDZ AHOD” Infill Development Zone Airport Hazard Overlay District for six (6) Residential Single-Family Units.

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 Arena District/Eastside Community Plan, and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “IDZ” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed development will increase the density in an area that is primarily Single-Family Residential.

3. Suitability as Presently Zoned:

The current “MF-33” base zoning district is not appropriate for the surrounding area. The neighborhood is largely zoned “MF-33” but in reality the majority of the properties are Single-Family Residences.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning change will not pose a threat to the health, safety, or welfare of the residents within the area.

5. Public Policy:

The rezoning request appears to conflict with the land use goals and strategies of the Arena District/Eastside Community Plan.

- Land Use Goal 4.1 Conserve existing neighborhoods.

Development within existing neighborhoods should reflect the character and density of said neighborhood. Thus, introducing 10 Single-Family Units on small lots will alter the character and density of the established neighborhood.

6. Size of Tract:

The subject property measures 0.35 of an acre which may not reasonably accommodate 10 single-family residences. The density would be out of character for the neighborhood.

7. Other Factors:

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

The requested "IDZ" base zoning is supported by the following criteria:

- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.
- The applicant's request meets the Master Plan's Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.
- The applicant's request meets the Master Plan's Policy for Urban Design - Policy 4b, because it incentivizes property to encourage development in underutilized urban areas.
- The applicant's request meets the Master Plan's Policy for Neighborhoods - Policy 4a, because it preserves and revitalizes housing and promotes targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.