



City of San Antonio

Legislation Details (With Text)

File #: 15-1860

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/7/2015

Title: ZONING CASE # Z2015075 (Council District 5): A request for a change in zoning from "C-2 MC-1 RIO-4 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District to "IDZ MC-1 RIO-4 AHOD" Infill Development Zone Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District with Multi-Family Residences not to exceed fifteen dwelling units an acre on Lot 12, Block 3, NCB 3122. 126 Yellow Stone. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015075_Site Plan, 2. Z2015075_Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2015075

SUMMARY:

Current Zoning: "C-2 MC-1 RIO-4 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District

Requested Zoning: "IDZ MC-1 RIO-4 AHOD" Infill Development Roosevelt Avenue Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District with Multi-Family uses not to exceed 15 dwelling units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 7, 2015 (Continued from March 17, 2015)

Case Manager: Logan Sparrow, Planner

Property Owner: Christopher Price w/ 602 Roosevelt LLC

Applicant: Big Red Dog Engineering/Consulting

Representative: Stephen S. Lin

Location: 126 Yellow Stone

Legal Description: Lot 12, Block 3, NCB 3122

Total Acreage: 0.4999

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: Roosevelt Park Neighborhood Association

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The subject property was rezoned from “I-1 RIO-4” Industrial River Improvement Overlay District to “C-2 RIO-4” Commercial River Improvement Overlay District” on October 09, 2011, which was established by Ordinance 2009-10-01-0797. The property was never developed and is currently vacant. The River Improvement Overlay designation was established by Ordinance 96042, dated June 27, 2002.

Topography: The 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: “C-2”, “R-4”

Current Land Uses: Professional Office, Single-Family Dwelling

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: “C-2”, “R-4”

Current Land Uses: Single-Family Dwelling

Direction: West

Current Base Zoning: “C-2 NA”

Current Land Uses: Vacant

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.

All surrounding properties carry the “MC-1” Roosevelt Avenue Metropolitan Corridor Overlay District. The “MC-1” does not limit uses, but does require review to ensure consistency with the corridor improvement plan. All surrounding properties carry the “RIO-4” River Improvement Overlay District overlay. This overlay does not limit uses, but does require design reviews from the Office of Historic Preservation.

Transportation

Thoroughfare: Roosevelt Avenue

Existing Character: Primary Arterial; 2 lanes in each direction

Proposed Changes: None known

Public Transit: VIA bus routes 34, 42, 232, and 242 operate along Roosevelt Avenue

Transportation

Thoroughfare: Yellowstone Road

Existing Character: Local Street; 1 lane in each direction, dead end

Proposed Changes: None known

Public Transit: None

Traffic Impact: A Traffic Impact Analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The requested “IDZ” Infill Development Zone waives parking requirements. Staff noted the presence of on-street parking on Yellowstone Drive.

ISSUE:

The site plan submitted by the applicant does raise some concerns. Staff would recommend that the dumpster for this residential complex be relocated so that adjacent properties are not harmed by its proximity to their homes. The site plan submitted by staff indicates the installation of a new fence. Staff recommends that such fencing be reviewed for clear-vision requirements for the safety of the residents and the community.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the Commercial zoning.

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 property is located in the Lone Star Land Use Plan and identifies the subject property and the majority of surrounding properties as Low-Density Mixed-Use in the Future Land Use component of the plan. The requested “IDZ” district is consistent with the land use designation. Additionally, the requested rezoning would allow several uses that remain in character with the surrounding development while maintaining consistency with the Lone Star Land Use Plan.

2. Adverse Impacts on Neighboring Lands:

The intention is to construct a residential complex with seven residential units. Given the size of the subject property and the intended use, staff finds that there are no adverse impacts on neighboring properties.

3. Suitability as Presently Zoned:

The current C-2 zoning is not suitable for the subject property as it is inconsistent with the Future Land Use component of the Lone Star plan.

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

6. Size of Tract:

The subject property is 0.499 of an acre, which is of sufficient size to accommodate uses permitted in "IDZ".

7. Other Factors:

None.