



City of San Antonio

Legislation Details (With Text)

File #: 17-1929

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/7/2017

Title: ZONING CASE # Z2017066 (Council District 2): A request for a change in zoning from "R-4" Residential Single-Family District to "IDZ" Infill Development Zone with uses permitted in "C-2" Commercial District and Motor Vehicle Sales on the South 112.5 feet of Lots 14 and 15, Block 15, NCB 10333, located at 3302 Martin Luther King Drive. Staff recommends Denial.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2017066 Location Map, 2. Z2017066 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 Z2017066

SUMMARY:

Current Zoning: "R-4" Residential Single-Family District

Requested Zoning: "IDZ" Infill Development Zone with uses permitted in "C-2" Commercial District and Motor Vehicle Sales

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 7, 2017.

Case Manager: Oscar Aguilera, Planner

Property Owner: Juan Carlos Barrios

Applicant: Juan Carlos Barrios

Representative: Juan Carlos Barrios

Location: 3302 Martin Luther King Drive

Legal Description: The South 112.5 feet of Lots 14 and 15, Block 15, NCB 10333

Total Acreage: 0.2388

Notices Mailed

Owners of Property within 200 feet: 42

Registered Neighborhood Associations within 200 feet: Wheatley Heights Action Group Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed August 16, 1951 and was originally zoned "B" Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-4" Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Vacant Lots, Vacant Homes, Single Family Home, Food Bank

Direction: South

Current Base Zoning: R-4

Current Land Uses: Vacant Lots, Single-Family Residential

Direction: East

Current Base Zoning: R-4

Current Land Uses: Vacant Lots, Vacant House, Single-Family Home

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences, Vacant Lots

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: Martin Luther King Drive

Existing Character: Secondary Arterial, Type B 86'

Proposed Changes: None known

Thoroughfare: Badger Street

Existing Character: Local

Proposed Changes: None known

Public Transit: VIA bus route 26 stop at Martin Luther King and Badger Street

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

Parking Information: "IDZ" Infill Development Zone waives minimum parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the proposed zoning will result in the subject property retaining the current zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is located within the Eastern Triangle Neighborhood Plan and is designated as High Density Mixed Use. The requested "IDZ" base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

The introduction of an intense commercial use in the middle of a single-family community runs contrary to the established planning principal that stresses the separation of incompatible uses.

3. Suitability as Presently Zoned:

The existing "R-4" base zoning district is consistent with the future land use plan as well as the development pattern. The "IDZ" with residential use may be appropriate for the property. However, the proposed "IDZ" Infill Development Zone with uses permitted in "C-2" Commercial District and Motor Vehicle Sales is not appropriate for the subject property.

4. Health, Safety and Welfare:

The introduction of commercial and motor vehicle sales uses would establish too intense of a use in close proximity to single-family homes.

5. Public Policy:

Motor vehicle sales is a use permitted in "C-3". The High Density Mixed Use future land use category supports zoning as intense as "C-2". The requested "C-3" use is too intense for the property.

6. Size of Tract:

The subject property measures 0.2388 acres which accommodates the existing development, but is small for a

motor vehicle sales lot.

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.