



City of San Antonio

Legislation Details (With Text)

File #: 18-1913
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/20/2018
Title: ZONING CASE # Z2018070 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for fifteen (15) residential duplex units on Lot A36, A37, A38, Block S1, NCB 2955, located at 1349 Essex Street. Staff recommends Approval.
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 Z2018070

SUMMARY:
Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for fifteen (15) residential duplex units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 20, 2018

Case Manager: Kayla Leal, Planner

Property Owner: GSN, LLC

Applicant: Juan Rodriguez

Representative: Armando Sada

Location: 1349 Essex Street

Legal Description: Lot A36, A37, A38, Block S1, NCB 2955

Total Acreage: 1.493

Notices Mailed

Owners of Property within 200 feet: 45

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: Parks Department

Property Details

Property History: The subject property was located in the Original 36 square-mile City Limits of San Antonio and was zoned "R-2" Two-Family Residence District. The current "RM-4" Residential Mixed District converted from the previous "R-2" upon adoption of the 2001 Unified Development Code (Ordinance 63881, dated May 3, 2001).

Topography: The subject property is located within the Salado Creek Watershed, and a small portion toward the rear of the property is within a Mandatory Detention Area.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RM-4

Current Land Uses: Single-Family Residential, Vacant Lots

Direction: East

Current Base Zoning: RM-4, C-3R

Current Land Uses: Single-Family Residential, Vacant Lots, Used Auto Sales and Repair

Direction: South

Current Base Zoning: RM-4

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: RM-4

Current Land Uses: Single-Family Residential, Church, 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: Essex Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are multiple bus stops within walking distance of the property along Bus Routes 230, 28, and 515.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required. The traffic generated by the proposed use does not exceed the threshold requirements.

Parking Information: Parking is waived under the “IDZ” base zoning district.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor a Premium Transit Corridor.

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

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. Currently, there are residential uses predominately in the surrounding area. The applicant is requesting the proposed zoning in order to construct fifteen (15) duplexes, which would provide a lower density than the existing “RM-4” base zoning district.

3. Suitability as Presently Zoned:

The existing “RM-4” base zoning district is appropriate for the surrounding area, seeing as that is the zoning for most of the neighborhood. However, with the “RM-4” zoning, the applicant would theoretically be able to construct up to sixteen (16) lots with the minimum lot size of 4,000 square-feet with a maximum of four (4) units per lot, which equals a potential for 64 units. The proposed use would only be for fifteen (15) lots with duplex units, for a total of 30 units.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The proposed use is less dense than what could potentially be developed with “RM-4,” and the site plan reflects there would be appropriate parking for the proposed development. The request would also include the

development of an underutilized and vacant lot in the middle of a residential neighborhood.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The request meets goals in the Arena District/Eastside Community Plan such as:

Land Use Goal 2.1: Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment

6. Size of Tract:

The 1.493 acre site is of sufficient size to accommodate the proposed development. The applicant is proposing fifteen (15) residential duplex units which equals thirty (30) living spaces. The site plan displays an appropriate accommodation of parking and setbacks for these units even though the base zoning district, "IDZ," does not require them.

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.

Additionally, the applicant's request for IDZ is consistent with the following criteria:

- The applicant's request meets the Master Plan's Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.
- 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 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.