



City of San Antonio

Legislation Details (With Text)

File #: 18-1524

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/6/2018

Title: ZONING CASE # Z2018057 (Council District 3): A request for a change in zoning from "R-6" Residential Single-Family District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ" Infill Development Zone District with uses permitted for 55 Townhomes and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for 55 Townhomes on Lot 8, Lot 9, Lot 10 and Lot 11, and the south 180 feet of Lot 12, Block 9, NCB 7533, located at 226 Beethoven Avenue. 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: 3

SUBJECT:

Zoning Case Z2018057

SUMMARY:

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

Requested Zoning: "IDZ" Infill Development Zone District with uses permitted for 55 Townhomes and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for 55 Townhomes

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 6, 2018. This case has been expedited to the February 15, 2018 City Council Hearing due to the cancellation of the January 16 Zoning Commission Meeting.

Case Manager: Daniel Hazlett, Planner

Property Owner: B-MAD Build To Make A Difference, LLC

Applicant: Cuauhtemoc Valencia

Representative: Cuauhtemoc Valencia

Location: 226 Beethoven Avenue

Legal Description: Lot 8, Lot 9, Lot 10 and Lot 11, and the south 180 feet of Lot 12, Block 9, NCB 7533

Total Acreage: 3.2669

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The subject properties were annexed and zoned "C" Apartment District by Ordinance 18115, dated September 25, 1952. The properties converted from "C" to "MF-33" Multi-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The area was subject to a large area rezoning which changed the property from "MF-33" to the present base zoning of "R-6" Residential Single-Family District by Ordinance 2009-12-03-0993, dated December 3, 2009.

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: "R-6"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Vacant Lot, Single-Family Residences

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residences

Overlay and Special District Information:

"AHOD"

A portion of surrounding properties carries 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: Beethoven Avenue

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Schley Avenue

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 30 and 230 are within walking distance of the subject properties.

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

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 designations. The current "R-6" Residential Single-Family District allows a single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, as well as foster family homes, and public/private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, nor is it within a ½ of a mile of the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation of "IDZ" Infill Development Zone District with uses permitted for 40 Townhomes and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for 40 Townhomes.

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

1. Consistency:

The property is not located within an adopted Neighborhood, Community, Perimeter, or Sector Plan, therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The request for 55 townhomes is an increase in the density of the adjacent neighborhood.

3. Suitability as Presently Zoned:

The current "R-6" is an appropriate base zoning due to the surrounding properties carrying the same base zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The request would allow for infill development to occur on properties that are currently undeveloped.

5. Public Policy:

The rezoning request does not appear to conflict with the land use goals and strategies of the Comprehensive Plan.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.

GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

The requested “IDZ” base zoning is supported by 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 Urban Design - Policy 4b, because it incentivizes property to encourage development in underutilized urban areas.

6. Size of Tract:

The subject properties measures 3.2669 acres, which could reasonably accommodate the development of 55 townhomes.

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 of 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.