



City of San Antonio

Legislation Details (With Text)

File #: 13-852

Type: Zoning Case

In control: City Council A Session

On agenda: 11/21/2013

Title: ZONING CASE # Z2013215 (District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District and "NC" Neighborhood Commercial District to "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District on Lots 1 and 2, Block 5, NCB 2569 located at 246 East Cevallos Street and 323 Clay Street. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2013-215, 2. Z2013215, 3. Ordinance 2013-11-21-0826

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:
Zoning Case Z2013215

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District and "NC" Neighborhood Commercial District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 5, 2013

Case Manager: Pedro Vega, Planner

Property Owner: Gustavo Flores

Applicant: Federico A. Flores

Representative: Federico A. Flores

Location: 246 East Cevallos Street and 323 Clay Street

Legal Description: Lots 1 and 2, Block 5, NCB 2569

Total Acreage: 0.204

Notices Mailed

Owners of Property within 200 feet: 30

Neighborhood Associations: Lone Star Neighborhood Association

Planning Team Members: Lone Star Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property consists of two lots, which are located within the city limits as established in 1938 and were originally zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-2" Heavy Industrial District. In a 2006 City-initiated large-area case, the northern lot was rezoned to the current "IDZ" Infill Development Zone with uses permitted in "R-4" Residential Single-Family District and "NC" Neighborhood Commercial District, and the southern lot was rezoned to "R-4" Residential Single-Family District. The northern lot is undeveloped; while the southern lot has an existing residential structure measuring approximately 606 square feet that was built in 1930.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-50 IDZ" and "I-2"

Current Land Uses: Apartments, Parking Lot, Bar and Undeveloped Land

Direction: West

Current Base Zoning: "IDZ"

Current Land Uses: Parking Lot, Single-Family Residences, Undeveloped Land and an Office

Direction: South and East

Current Base Zoning: "R-6", "RM-6", "MF-25 IDZ", "IDZ" and "R-4"

Current Land Uses: Single-Family Dwelling, Duplex and Undeveloped Land

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: East Cevallos Street

Existing Character: Local Street; one lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Clay Street

Existing Character: Local Street; one lane in each direction without sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 43, 44, 51, 54 and 243 operate along South Flores Street, east of the subject property; and VIA bus lines 46 and 246 operate along Probandt Street, west 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: Off-street vehicle parking requirements for residential uses are determined by the number of dwelling units:

Four-family dwellings - Minimum requirement: 1.5 spaces per unit; Maximum allowance: 2 paces per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of this zoning request would result in the subject property retaining the current zoning classifications, prohibiting the proposed four-family dwellings per lot.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (9-0) recommend 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 within the Lone Star Community Plan and is designated as Low Density Mixed Use in the future land use component of the plan. The requested "RM-4" base zoning district is consistent with the adopted land use designation.

Low Density Mixed Use includes a mix of low intensity residential and commercial uses integrated into one structure, or found on the same lot or block. The mix of uses promotes walk ability, therefore all mixed use developments should be designed for the pedestrian.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Rezoning this property to "RM-4" will encourage and promote the revitalization goals of the Future Land Use Plan.

3. Suitability as Presently Zoned:

The existing "R-4" zoning district is not consistent with the adopted land use plan; however, the existing zoning is not inappropriate for either subject property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The requested zoning would preserve the existing character of the area and promote redevelopment.

5. Public Policy:

The Lone Star Community Plan was adopted in March of 2013. The rezoning request meets Land Use Goal 6 in the plan:

Establish policies that provide for a range of housing types that are affordable to people at most income levels.

Rezone to provide for a range of housing types including single-family detached, townhouses, senior housing, live/work units and apartments.

Maintain the distinctive character of the neighborhoods housing. Build upon the diversity of old and new existing housing that includes single-family as well as multi-family (condos, townhomes, duplexes and small apartments).

6. Size of Tract:

The subject property is 0.204 acres and appears to be of sufficient size to accommodate the proposed development. The development will include four-family dwellings per lot.

7. Other Factors:

None.