



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-6588

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 12/4/2018

**Title:** ZONING CASE # Z-2018-900012 (Council District 3): 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 in "MF-40" Multi-Family District on 0.022 acres out of NCB 3000, located at 135 Palo Blanco. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map

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

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 3

**SUBJECT:**

Zoning Case Z-2018-900012

**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 in "MF-40" Multi-Family District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 4, 2018

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Mary Esther Valdez

**Applicant:** Bradford McMurray

**Representative:** Bradford McMurray

**Location:** 135 Palo Blanco Street

**Legal Description:** 0.022 acres out of NCB 3000

**Total Acreage:** 0.022

**Notices Mailed**

**Owners of Property within 200 feet:** 33

**Registered Neighborhood Associations within 200 feet:** Roosevelt Park Neighborhood Association

**Applicable Agencies:** World Heritage Office

**Property Details**

**Property History:** The subject property is a part of the original 36 square miles of the City of San Antonio and was zoned "B" Residence District. A 1985 Case, Ordinance 61454, rezoned the property to "R-2" Two Family Residence District. Upon the adoption of the Unified Development Code the previous zoning districts converted to the current "RM-4" Residential Mixed 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-6

**Current Land Uses:** Residential Single-Family

**Direction:** East

**Current Base Zoning:** IDZ

**Current Land Uses:** Pump Supply Company

**Direction:** South

**Current Base Zoning:** R-4

**Current Land Uses:** Residential Single-Family

**Direction:** West

**Current Base Zoning:** R-4

**Current Land Uses:** Residential Single-Family

**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:** The subject property is actually the western end of a property off of Roosevelt Avenue. The property will have access through Roosevelt Avenue, which is a Primary Arterial. There are no known changes to Roosevelt Avenue.

**Public Transit:** There are bus stops within walking distance of the property on Roosevelt Avenue along Bus Routes 34 and 232.

**Traffic Impact:** A Traffic Impact Analysis (TIA) Report is not required. Infill Development Zone (IDZ) waives TIA Requirements.

**Parking Information:** IDZ waives parking requirements.

**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 would be allowed in the “RM-4” District.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is within the Downtown Regional Center and ½ a mile within the Rockport Subdivision Metro Premium Plus route.

**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 within the South Central Community Plan, and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “IDZ” Infill Development Zone base zoning district is consistent with the future land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The “IDZ” zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the “IDZ” district includes design criteria intended to create infill development that is proportional to surrounding development. The applicant proposes to develop the property for multi-family uses and provide parking, which will not drastically alter the character of the neighborhood.

**3. Suitability as Presently Zoned:**

The existing “RM-4” base zoning district is appropriate for the surrounding area. The proposed development will provide an opportunity to offer diverse housing options for the neighborhood while revitalizing the area.

**4. Health, Safety and Welfare:**

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective. The proposed zoning is consistent with

the land use designation.

#### **6. Size of Tract:**

The 0.022 acre site is of sufficient size to accommodate the proposed development. The applicant rezoned the property directly to the east earlier this year, and is requesting to change this small portion to keep the zoning consistent and to provide parking.

#### **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.

- 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.
- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 4a, because it preserves and revitalizes housing and promotes targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410