



City of San Antonio

Legislation Details (With Text)

File #: 16-1701

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/16/2016

Title: (Continued from 02/02/16) ZONING CASE # Z2016074 (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family uses not to exceed 15 units per acre on Lots 2, 3, 4, 9, 10, 11 and 12 NCB 9634 located at 129 and 135 Clouthaven Drive, and 208, 210, 212, and 222 Rainbow Drive. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-074 Location Map, 2. Z2016-074 Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2016074

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family uses not to exceed 15 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 16, 2016. This case is continued from the February 2, 2016 hearing.

Case Manager: Erica Greene, Planner

Property Owner: Mandan Developments, LLC

Applicant: Mandan Developments, LLC

Representative: Salvador Flores, P.E.

Location: 129 and 135 Clouthaven Drive, and 208, 210, 212, and 222 Rainbow Drive

Legal Description: Lots 2, 3, 4, 9, 10, 11 and 12 NCB 9634

Total Acreage: 1.529

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952. The subject property (Lots 2, 9, & 10) in a 1938 case zoned the property as "B" Residential District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The subject property (Lots 3 & 4) in a 1957 case zoned the property as "B" Residential District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. The subject property (lots 11 and 12) in a 1987 case zoned the subject property as "R-2A" Three and Four Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district 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 floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4, RM-4

Current Land Uses: Residential Dwellings

Direction: West

Current Base Zoning: MF-33

Current Land Uses: Multi-Family Dwellings

Direction: South

Current Base Zoning: C-2

Current Land Uses: Skyline Motel

Direction: East

Current Base Zoning: C-2

Current Land Uses: Multi-Family Dwellings

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.

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.

Transportation

Thoroughfare: Rainbow Drive

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Cloudhaven Drive

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #14 located to the south within walking distance of the subject property.

Traffic Impact: **Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

Parking Information: The "IDZ" Infill Development Zone District waives off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-2 AHOD" Commercial Airport Hazard Overlay District, "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

FISCAL IMPACT:

None.

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 Northeast Inner Loop Neighborhood Plan, and is currently designated as High Density Residential in the future land use component of the plan. The requested "IDZ" Infill Development 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.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject properties. The adjacent properties to the north and west are zoned for “RM-4” and “MF-33” which works in conjunction with surrounding mixed residential dwellings and multi-family dwellings in the zoning district. The request to rezone the subject property follows the current pattern of development.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 1.529 acres in size, which should reasonably accommodate the uses permitted in IDZ AHOD" Infill Development Zone Airport Hazard Overlay District.

7. Other Factors:

The applicant proposes single-family “garden style” dwellings not to exceed 15 units per acre. The subject’s location on Cloudbaven Drive and Rainbow Drive surrounded by single-family and multi-family dwellings make the requested zoning change appropriate.