



City of San Antonio

Legislation Details (With Text)

File #: 17-2633

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/18/2017

Title: ZONING CASE # Z2017123 (Council District 1): A request for a change in zoning from "RM-4 H AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District to "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with single family uses not to exceed 14 units per acre on Lots 3 and 4, Block 7, NCB 926, located at 410, 414, and 418 Barrera Street. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17041).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Site Plan, 2. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017123
(Associated Plan Amendment 17041)

SUMMARY:

Current Zoning: "RM-4 H AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District

Requested Zoning: "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with single family uses not to exceed 14 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 18, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: SJPLVC, LLC

Applicant: SJPLVC, LLC

Representative: Kaufman & Killen, Inc.

Location: 410, 414, and 418 Barrera Street

Legal Description: Lots 3 and 4, Block 7, NCB 926

Total Acreage: 0.432

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association

Applicable Agencies: Office of Historic Preservation, Parks, Planning Department

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was zoned "J" Commercial District. The previous "J" was rezoned to "R-2" Two-Family Residence District by Ordinance 74924, dated December 9, 1991. The "R-2" converted to the current "RM-4" Residential Mixed District with the adoption of the 2001 Unified Development Code (Ordinance 93381, dated May 3, 2001).

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: RM-4, MF-33 S, IDZ

Current Land Uses: Residential Mixed, Multi-Family with a Specific Use Authorization for a Wireless Communication System, Infill Development Zone with multiple uses permitted under Ordinance 96609, dated October 24, 2002

Direction: East, South

Current Base Zoning: RM-4, C-2, IDZ

Current Land Uses: Residential Mixed, Commercial, Infill Development Zone with multiple uses permitted under Ordinance 96609, dated October 24, 2002

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.

The surrounding properties are located in the Lavaca Historic District, which was adopted in 2001. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: Barrera Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Labor Street

Existing Character: Local Street
Proposed Changes: None

Thoroughfare: Camargo Street
Existing Character: Local Street
Proposed Changes: None

Public Transit: The nearest VIA bus route is #32 is located at the intersection of Labor and Refugio Street. It is approximately 230 feet from the subject property.

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

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 designation.

FISCAL IMPACT:
None.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 Lavaca Neighborhood Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “IDZ” base zoning district is not consistent with the current land use designation. The applicant has requested a plan amendment to “High Density Residential”. Staff and Planning Commission recommend approval.

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 applicant proposes six single-family homes on the subject property. The current structures will be incorporated into this project due to the historic designation.

3. Suitability as Presently Zoned:

The current “RM-4” base zoning district is appropriate for the subject property’s location, however, the property is currently vacant, and the proposed “IDZ” will allow for growth and development in the Lavaca

Neighborhood. The Infill Development Zone was created to reinvest in vacant and underutilized property.

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 the land use goals and strategies of the Lavaca Neighborhood Plan. The proposed plan amendment of “High Density Residential” includes “IDZ” as a corresponding zoning. The subject property includes a vacant lot and three structures that are in need of repair. The application for “IDZ” is consistent with the objectives of comprehensive plan. If the rezoning is approved, the applicant will go through The Historic and Design Review Commission (HDRC) for approval of the project.

6. Size of Tract:

The subject property measures 0.432 of an acre which should reasonably accommodate the uses permitted in "IDZ" Infill Development Zone District for six Single-Family Units.

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.