



City of San Antonio

Legislation Details (With Text)

File #: 19-5645

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/6/2019

Title: ZONING CASE Z-2019-10700142 (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for ten (10) residential units on Lot 19, Lot 23 and Lot 24, Block 20, NCB 13035, located at 1006 Chulie Drive, 1010 Chulie Drive and 707 Rexford. Staff recommends Denial. (Associated Plan Amendment PA-2019-11600038) (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)

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: 1

SUBJECT:

Zoning Case Z-2019-10700142
(Associated Plan Amendment PA-2019-11600038)

SUMMARY:

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ-2 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for ten (10) residential units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 6, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Bocanegra Rosa Ramirez

Applicant: Brown and Ortiz, PC.

Representative: Brown and Ortiz, PC.

Location: 1006 Chulie Drive, 1010 Chulie Drive and 707 Rexford

Legal Description: Lot 19, Lot 23 and Lot 24, Block 20, NCB 13035

Total Acreage: 0.7648

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Shearer Hills Ridgeview Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The property was annexed September 25, 1952 by Ordinance 18115. Currently it is zoned "R-5" Residential Single Family District. The property was originally zoned "A" Single Family District.

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: "C-3"

Current Land Uses: Commercial

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Commercial Office

Overlay and Special District Information:

"AHOD"

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: Chulie

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Rexford
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 647

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: The minimum parking requirement for a single family detached is 1 space per unit.

ISSUE:
None.

ALTERNATIVES:

Approval of the requested zoning change would result in the subject property being zoned “IDZ-2” Medium Intensity Infill Development Zone with uses permitted for ten (10) residential units. This would allow for 10 single family homes across the three lots.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Greater Airport Area Regional Center and located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 North Central Community Plan and is currently designated as “Low Density Mixed Use” in the future land use component of the plan. The requested “IDZ-2” base zoning district is not consistent with the future land use designation. The applicant requested a Plan Amendment to “High Density Residential.” Planning Commission recommended Approval of a Plan Amendment to “Medium Density Residential.” Staff recommends Denial of both options “High Density Residential” and “Medium Density Residential.”

2. Adverse Impacts on Neighboring Lands:

Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant has indicated that they will be amending their request to “IDZ-1” at the podium on August 6, 2019.

3. Suitability as Presently Zoned:

The current “R-5” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ” creates excessive density in a primarily single-family block. The entire block may eventually be more suitable as “Medium” or “High Density Residential” due to the property’s location near Highway 281 North. Presently, the area is primarily single-family residential and “Low Density” land use.

4. Health, Safety and Welfare:

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

5. Public Policy:

The proposed rezoning appears to conflict with the following goals, principles, and objectives of the North Central Community Plan:

GOAL 4: Ensure a transition between residential and commercial areas that is aesthetically pleasing while discouraging encroachment into residential areas.

GOAL 5: Promote future development that is compatible with existing neighborhoods and that incorporates sound stormwater management practices.

6. Size of Tract:

The subject property is 0.7648 acres, which could reasonably accommodate ten (10) residential 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 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 following “IDZ” criteria is applicable:

- 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 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.

This zoning change request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a change of zoning does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.