



City of San Antonio

Legislation Details (With Text)

File #: 15-6065

Type: Zoning Case

In control: Zoning Commission

On agenda: 12/1/2015

Title: ZONING CASE # Z2016016 (Council District 1): A request for a change in zoning from "O-1 IDZ AHOD" Office Infill Development Zone Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on 0.115 of an acre out of NCB 775 located at 325 Jackson Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-016 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016016

SUMMARY:

Current Zoning: "O-1 IDZ AHOD" Office Infill Development Zone Airport Hazard Overlay District

Requested Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 01, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Alfred Rodriguez

Applicant: Alfred Rodriguez

Representative: Alfred Rodriguez

Location: 325 Jackson Street

Legal Description: 0.115 of an acre out of NCB 775

Total Acreage: 0.1151

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Five Points Neighborhood Association

Planning Team: Five Points Planning Team-21

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned "D" Apartment District. In accordance to available records upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed Use District. In 2006 the subject property was rezoned to "O-1 IDZ AHOD" Office Infill Development Airport Hazard Overlay District. The subject property is not platted in its current configuration. The subject property is undeveloped.

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: MF-33

Current Land Uses: Apartments, Single Family Residential

Direction: East

Current Base Zoning: C-2P

Current Land Uses: Vacant Commercial, Convenience Store with Gas and Car Wash, Paint and Body.

Direction: South

Current Base Zoning: NC, RM-4

Current Land Uses: Office, Two Residential Dwelling Units

Direction: West

Current Base Zoning: R-4

Current Land Uses: Duplex

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: San Pedro Avenue

Existing Character: Primary Arterial, Type B; two lanes each direction divided by a center turn lane, with sidewalks both sides.

Proposed Changes: None known

Thoroughfare: Euclid Avenue

Existing Character: Arterial, Type C; one lane each direction with sidewalks on both sides

Proposed Changes: None known

Public Transit: The nearest transit routes to the subject property are route 95, 96 and 97 at the southeast intersection of West Euclid Avenue and San Pedro Street.

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 are typically determined by the type of use and building size. The zoning application refers to two Dwelling Unit land use.

Minimum Parking Requirement: 1 per unit;

Maximum Parking Requirement: 2 per unit.

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

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 Five Points Neighborhood Plan and is currently designated as Medium Density Residential land use in the future land use component of the plan. The requested "R-4" base zoning district is consistent with the adopted land use designation.

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.

3. Suitability as Presently Zoned:

The existing base zoning of "O-1 IDZ" use is not consistent with future designation of the Five Points

Neighborhood Plan.

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 request does not appear to conflict with any public policy objective. The proposed development will provide improvements to a vacant site as encouraged by the Five Points Neighborhood Plan.

6. Size of Tract:

The subject property measures 0.115 of an acre tract and is sufficient to accommodate the proposed two Dwelling Unit development and parking requirements.

7. Other Factors:

None.