



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-3310

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 4/16/2019

**Title:** ZONING CASE # Z-2019-10700052 (Council District 2): A request for a change in zoning from "R-6 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 nine (9) residential dwelling units on North 92.5 Feet of Lot 8 and Lot 9, and the east 20 feet of the South 50 feet of Lot 9, Block 20, NCB 485, and the south 50 feet of Lot 8 and Lot 9, Block 20, NCB 485, located at 220 and 224 East Carson and 222 Oleander. Staff recommends Denial, with an Alternate Recommendation. (Mirko Maravi, Planner (210) 207-0107, mirko.maravi@sanantonio.gov; Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Site Plan, 3. Ground Plan Comparison

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z-2019-10700052

**SUMMARY:**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for nine (9) residential dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 16, 2019

**Case Manager:** Mirko A. Maravi, Planner

**Property Owner:** Oleander Roof Top Living Near the Pearl, LLC

**Applicant:** Killis P. Almond

**Representative:** Killis P. Almond

**Location:** 220 and 224 East Carson and 222 Oleander

**Legal Description:** North 92.5 Feet of Lot 8 and Lot 9, and the east 20 feet of the South 50 feet of Lot 9, Block 20, NCB 485, and the south 50 feet of Lot 8 and Lot 9, Block 20, NCB 485

**Total Acreage:** 0.4233

**Notices Mailed**

**Owners of Property within 200 feet:** 45

**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance Neighborhood Association

**Applicable Agencies:** Fort Sam Houston

**Property Details**

**Property History:** The property was part of the original 36 square miles of the City of San Antonio and had a base zoning district of "D" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "D" Apartment District converted to the current "MF-33" Multi-Family.

Subject property was rezoned from "MF-33" Multi-Family to "R-6" Multi-Family by Ordinance 2010-11-04-0971, dated November 4, 2010.

**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:** "R-6"

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

**Direction:** East

**Current Base Zoning:** "R-6"

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

**Direction:** South

**Current Base Zoning:** "R-6" and "RM-4"

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

**Direction:** West

**Current Base Zoning:** "IDZ" uses permitted "RM-4" and "C-3"

**Current Land Uses:** Parking Lot

**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:** East Carson

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** Closest Via Bus stop is within 1/4 miles away, located on the intersection of East Carson/ North Hackberry St. and East Carson/North Olive Street.

Routes Served: 20

**Traffic Impact:** A TIA report is not required.

**Parking Information:** The minimum parking requirement for a single-family dwelling is 1 space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-6”. These districts provide areas for medium to high-density residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring flexible yard and area standards. Mixed residential districts provide flexible density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.

**FISCAL IMPACT:**

None.

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

The subject property is not located within any Regional Center and is located within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial, with Alternate recommendation “IDZ-1” Limited Density Infill Development Zone with uses permitted for eight (8) residential units.

**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 Government Hill Neighborhood Plan and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “IDZ-2” Medium Intensity Infill Development Zone with uses permitted for 9 residential dwelling units zoning district is not consistent with the future land use designation. The applicant plans to amend their request to keep “IDZ-2” Medium Density Infill Development Zone but will reduce units to eight (8) residential units, to remain consistent with the land use designation.

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

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The nine (9) residential units is slightly too dense to match the medium density land use. The applicant is amending to eight (8) residential units.

## **3. Suitability as Presently Zoned:**

The current "R-6" Single-Family Residential is an appropriate zoning for the property and surrounding area.

## **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 does not appear to conflict with the following goals, principles, and objectives of Government Hill Neighborhood Plan:

- Housing Goal: Conserve, rehabilitate and/or replace (if necessary) housing stock.
- Land Use / Revitalization Goal: Redevelop and revitalize the neighborhood.

The applicant's request is consistent with 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.

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

The subject property is 0.4233 acres, which could reasonably accommodate the proposed residential dwellings.

## **7. Other Factors:**

"IDZ"

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 subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.