



City of San Antonio

Legislation Details (With Text)

File #: 16-3239

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/7/2016

Title: ZONING CASE # Z2016167 (Council District 2): A request for a change in zoning from "MF-18 IDZ AHOD" Low Density Multi-Family Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for six (6) single-family residential units on 0.415 acres of land out of A-4, Block 1, NCB 1346, located at 712 East Josephine Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-167_Location Map, 2. Z2016167_Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016167

SUMMARY:

Current Zoning: "MF-18 IDZ AHOD" Limited Density Multi-Family Infill Development Overlay Zone Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for six (6) single-family residential units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 7, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: 214, LLC, Peter Greenblum, President

Applicant: Salah Diab, P. E.

Representative: Salah Diab, P. E.

Location: 712 East Josephine Street

Legal Description: 0.415 of an acre tract out of NCB A-46

Total Acreage: 0.415

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Downtown Residents Association and Government Hill Alliance Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "E" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "O-1" Office District. A 2015 zoning case rezoned the property to the current "MF-18 IDZ AHOD" Limited Density Multi-Family Infill Development Zone 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: "C-2 HS NCD-9"; "C-1 NCD-9"

Current Land Uses: Old Playland Park

Direction: East

Current Base Zoning: "MF-18"; "RM-5"

Current Land Uses: Apartments, Single Family Residence

Direction: South

Current Base Zoning: "RM-5"; "C-2"

Current Land Uses: Triplex; Parking Lot, Printing Services

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Single Family Residence, 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.

Transportation

Thoroughfare: East Josephine, East Grayson, Austin Street, North Hackberry Street

Existing Character: Local

Proposed Changes: None known

Public Transit: VIA bus route #20 is located to the west of the subject property and operates along East Grayson Street.

Traffic Impact: A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to the development of six (6) single-family residential units.
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 current 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 property is located within the Government Hill Neighborhood Plan and is currently designated as Low Density Mixed Use in the future land use component of the Plan. The requested "IDZ" base district is consistent with the future 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. The proposed use is consistent with the established development pattern of the neighborhood.

3. Suitability as Presently Zoned:

The existing "MF-18 IDZ" base zoning district and the proposed "IDZ" base zoning district are appropriate for the subject 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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.415 acres in size, which is sufficient to accommodate the proposed development with adequate space for parking.

7. Other Factors:

An “IDZ” Infill Development Zone within the qualified area as per UDC Section 35-343(a) is to facilitate and encourage development on vacant, by passed lands, or the redevelopment of underutilized building or structures, with existing built up area. Any use may be permitted within the “IDZ” so long as it complies with the standards of section 35-343 in Chapter 35.

The current zoning with “IDZ” as an overlay requires single family development to be developed according to “R-4” standards, including lot size and frontage of each lot on a public street. The applicant needs “IDZ” as a base district in order to subdivide the lots smaller than 4,000 square feet and front on an access easement.