



City of San Antonio

Legislation Details (With Text)

File #: 17-3799

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/18/2017

Title: (Continued from 06/06/17) ZONING CASE # Z2017161 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District on Lot 48, Block 3, NCB 6557, located at 123 & 125 West Norwood Court. Staff recommends Denial. (Associated Plan Amendment 17052)

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 Z2017161

(Associated Plan Amendment 17052)

SUMMARY:

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2017. This case was continued from the June 6, 2017 Zoning Commission hearing.

Case Manager: Daniel Hazlett, Planner

Property Owner: Camden Town LLC

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 123 and 125 West Norwood Court

Legal Description: Lot 48, Block 3, NCB 6557

Total Acreage: 0.2112

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 1941, dated May 31, 1940 and was zoned "B" Residence District. The "B" converted to the current "R-4" Residential Single-Family District with the adoption of the 2001 Unified Development Code (Ordinance 93381, dated May 3, 2001). The conversion from "B" to "R-4" allows the property owner to develop duplex, per Unified Development Code Section 35-D101.

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: Apartment Complex

Direction: East

Current Base Zoning: R-4

Current Land Uses: Duplex

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residence, Vacant lot

Direction: West

Current Base Zoning: R-4

Current Land Uses: Vacant lot

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: West Norwood Court

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Howard Street
Existing Character: Local Street
Proposed Changes: None Known

Public Transit: Via route 5 and 204 are within walking distance of the subject property.

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

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.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is within a half of a mile of San Pedro Avenue, a Premium Transit Corridor. The subject property is not within a Regional Center.

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 property is located within the North Central Neighborhoods Community Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “IDZ” with Uses Permitted in “MF-33” is not consistent with the future land use designation. The representative was requesting a plan amendment from “Low Density Residential” to “High Density Residential” in order to accommodate the zoning change request. No other property on West Norwood Court carries a High Density Residential land use. The representative amended the request at the podium to “Medium Density Residential”. Staff and Planning Commission recommended denial of the amended plan amendment request.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is on a street that includes primarily Single-Family Residences and Duplexes. The properties on West Norwood that have more than two-units are located on larger lot sizes than the subject property. The introduction of six-dwelling units on the subject property has the potential to alter the character and density of the neighborhood.

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is appropriate for the surrounding area. The adjacent properties are predominantly Single-Family Residences and Duplexes. The subject property is currently a Duplex, which is consistent with the neighborhood.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning change is requested in order to construct 4 additional dwelling units.

5. Public Policy:

The request appears to conflict with public policy objectives. The proposed zoning change will alter the land use pattern and character of the surrounding neighborhood. This type of infill development is not consistent with the Comprehensive Plan and it is not consistent with the North Central Neighborhoods Community Plan.

Comprehensive Plan:

Goal - HP30: Ensure infill development is compatible with existing neighborhoods.

North Central Neighborhoods Community Plan:

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 measures 0.2112 of an acre which will not reasonably accommodate four dwelling 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, lot sizes, and setbacks.

The applicant initially requested six (6) dwelling units on the subject property. The applicant is amending the request to four (4) dwelling units which will change the request to “IDZ” with uses permitted in “MF-25”.