



City of San Antonio

Legislation Details (With Text)

File #: 16-4880

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/20/2016

Title: ZONING CASE # Z2016239 (Council District 1): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with single-family detached uses not to exceed 17 units per acre on Lot 14, NCB 863, located at 425 E. Mistletoe Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16070)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016239 Location Map, 2. Z2016239 Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016239
(Associated Plan Amendment 16070)

SUMMARY:

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with single-family detached uses not to exceed 17 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 20, 2016

Case Manager: Erica Greene, Planner

Property Owner: K/T TX Holdings, LLC

Applicant: K/T TX Holdings, LLC

Representative: John Cooley

Location: 425 E. Mistletoe Avenue

Legal Description: Lot 14, NCB 863

Total Acreage: 0.376 acres

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Tobin Hill Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "B" Residence District. A 1995 case, Ordinance #83331 zoned the subject property as "R-2" Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "RM-4" Residential Mixed 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: RM-4

Current Land Uses: Multi-Family Residential

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

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 Mistletoe

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus routes is #11 within walking distance of the subject property.

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 “IDZ” Infill Development Zone District waives off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment

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 Tobin Hill Neighborhood Plan, and is currently designated as Low Density Residential in the future land use component of the plan. The requested “IDZ” Infill Development Zone base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Low Density Mixed Use. Staff recommends Approval. Planning Commission continued the case until October 12, 2016.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The surrounding properties around the subject property include single-family detached dwellings.

3. Suitability as Presently Zoned:

The current “RM-4” base zoning districts are appropriate for the subject property’s location. The requested zoning district of “IDZ” with single-family detached uses not to exceed 17 units per acre is also appropriate for the subject property’s location.

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 proposed zoning change will not significantly alter the land use pattern and character of the immediate area. The zoning change supports the Tobin Hill Community Plan purpose to improve the quality, appearance, and variety of existing and new housing for all ages while increasing home ownership and investment in the area.

6. Size of Tract:

The subject property totals 0.367 acres in size, which should reasonably accommodate the uses permitted in “IDZ” Infill Development Zone District with single-family detached uses not to exceed 17 units per acre.

7. Other Factors:

The applicant requests this zoning change to allow for six single-family detached dwellings on the subject property. The properties that are located around the subject property include several single-family dwellings.

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.