



City of San Antonio

Agenda Memorandum

File Number: 17-5534

Agenda Item Number: Z-10.

Agenda Date: 10/19/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2017253

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 "C-2" Commercial District and four (4) Residential Dwelling Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 19, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Catherine Ilongo Realtor and Other Business Services LLC

Applicant: Catherine Ilongo

Representative: Catherine Ilongo

Location: 2401 Buena Vista Street

Legal Description: South 109.5 feet of Lot 12, Block 22, NCB 2320

Total Acreage: 0.124

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Avenida Guadalupe Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was included in the Original City Limits of San Antonio, and zoned "B" Residence District based on the 1938 zoning districts. In 1965, the zoning converted to "R-7" Small Lot Residence District. The current "R-4" base zoning district converted from the previous "R-7" upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4, C-3

Current Land Uses: Single-Family Residence, Retail Center

Direction: East

Current Base Zoning: MF-25 IDZ, C-2

Current Land Uses: Apartments, City of San Antonio Metro Health

Direction: South

Current Base Zoning: R-4, C-2

Current Land Uses: Single-Family Residential, City of San Antonio W.I.C. Office

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential, Duplex, Triplex

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: Buena Vista Street

Existing Character: Principal Street

Proposed Changes: None known

Thoroughfare: South Calaveras Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #89443) is across the street from the property along Bus Route 75 on Buena Vista Street. There is a bus stop (Stop #88487) two blocks west of the property along Bus Route 520 on Zarzamora Street.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required. Infill Development Zone (IDZ) is exempt from TIA requirements as per the United Development Code (UDC).

Parking Information: IDZ waives parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The current “R-4” Residential Single-Family allows a dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet. Other uses permitted in this district are foster family home and public/private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center.

The subject property is within a half (½)-mile from the Commerce-Houston Premium Transit Corridor and the Zarzamora Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (7-0) recommend 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 Guadalupe Westside Community Plan and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “IDZ” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found 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 surrounding area. There are currently apartments across the street, and commercial uses caddy-corner from the property.

3. Suitability as Presently Zoned:

The existing “R-4” base zoning district is appropriate for the surrounding area. There is single-family residential south of the property and some others to the west. The “R-4” base zoning district is not appropriate for the subject property, since the existing structure already consists of four units.

4. Health, Safety and Welfare:

Staff has not found any 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 since it is consistent with the adopted land use plan.

6. Size of Tract:

The subject property is 0.124 acres and is of sufficient size to accommodate the proposed development. The structure already exists on the property and is also of sufficient size to accommodate four units. There is a structure in the rear of the property that would be of sufficient size to accommodate a commercial use.

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, lots sizes, and setbacks.