



City of San Antonio

Agenda Memorandum

File Number: 18-6550

Agenda Item Number: 11.

Agenda Date: 12/4/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2018-900013

(Associated Plan Amendment 2018-900012)

SUMMARY:

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for seven (7) Residential Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 4, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Gilley Properties International, LLC

Applicant: Gilley Mendoza

Representative: Brown & Ortiz, P.C.

Location: 115 Gravel Street and 618 Pine Street

Legal Description: the South 50-feet of the West 23.6-feet of Lot 23, the South 50-feet of Lot 24, Lot 22, and East 27.8-feet of Lot 23, Block 2, NCB 1406

Total Acreage: 0.2817

Notices Mailed

Owners of Property within 200 feet: 54

Registered Neighborhood Associations within 200 feet: Denver Heights

Applicable Agencies: None

Property Details

Property History: The subject property is a part of the original 36 square miles of the City of San Antonio. The property was zoned “R-2” Two Family District. Upon the adoption of the 2001 Unified Development Code, the previous “R-2” converted from the current “RM-4” Residential Mixed Airport Hazard Overlay 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: Single-Family Residences

Direction: East

Current Base Zoning: RM-4

Current Land Uses: Vacant Lots, Single-Family Residences

Direction: South

Current Base Zoning: RM-4

Current Land Uses: Single-Family Residences, Church, Vacant Lots

Direction: West

Current Base Zoning: RM-4

Current Land Uses: Single-Family Residences, Vacant Lots

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: South Pine Street

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Gravel Street

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 26 is one block south of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA 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 base zoning district. Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools are allowed in the “RM-4”.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, nor a Premium Transit Corridor

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 Downtown Plan, and is currently designated as “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 Downtown Plan to allow a text amendment to “G. Denver Heights” to allow for uses consistent with up to 25 units per acre on the subject property. Staff and the Planning Commission recommend Approval.

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 applicant is seeking a zone change to “IDZ” Infill Development Zone to allow for seven (7) residential units. The Downtown Plan aims to increase housing density, and while the property is not within the Downtown Regional Center, it is 4 blocks to the east and still within the core of the city. Housing Goal 2 of the SA Tomorrow Comprehensive Plan is to provide a variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) are available at a variety of price and rent prices, and Housing Goal 5- high density housing choices are available in the city’s regional centers and along arterial and transit corridors, both support the applicant’s request. Due to the size of the property and the current RM-4 zoning, the property can be replatted into three (3) 4,000 square foot lots, with a maximum of 4 units on each lot for a total of 12 units.

3. Suitability as Presently Zoned:

The current “RM-4” base zoning district is appropriate for the subject property’s location; however, the requested IDZ is for a residential use and is appropriate.

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 rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.2817 acres in size, which reasonably accommodates the uses permitted in “IDZ” Infill Development Zone District.

7. Other Factors:

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

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 applicant’s request meets the Master Plan’s Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.
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- The applicant’s request 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