



City of San Antonio

Agenda Memorandum

File Number: 14-1559

Agenda Item Number: Z-1.

Agenda Date: 8/7/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Zoning Case Z2014147

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 03, 2014

Case Manager: Trenton Robertson, Planner

Property Owner: Archangelos, Inc. (by Viviana Frank, President)

Applicant: Julian Rotnofsky

Representative: Julian Rotnofsky

Location: 617 East Euclid Avenue

Legal Description: Lot 5, the east part of Block 4, NCB 844

Total Acreage: 0.1917

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: The Tobin Hill Community Association

Planning Team: Tobin Hill Neighborhood Plan - 13

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. In a 1995 City-initiated large-area case, the property was rezoned to “R-1” Single Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6” Residential Single-Family District. The lot is not platted, but may be eligible for a plat deferral. The property is not developed.

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-6” and “RM-4”

Current Land Uses: Single-family residences, multi-family residences and vacant lots

Direction: South

Current Base Zoning: “C-2 S” and “C-1”

Current Land Uses: Professional offices and single-family residences

Direction: West

Current Base Zoning: “RM-4”

Current Land Uses: Single-family residences and vacant lots

Direction: East

Current Base Zoning: “RM-4” and “R-6”

Current Land Uses: Single-family residences and duplexes

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 Euclid Avenue, Atlanta Avenue, Erie and East Laurel

Existing Character: Local streets; one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: There are no public transit stops immediately adjacent to the subject property; however, the larger neighborhood is served by multiple transit lines that operate along McCullough Avenue, North Main Avenue and West Cypress Street to the west of the subject property and along North St. Mary’s Street to the east of the subject property.

Traffic Impact: A traffic impact analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The on-site vehicle parking requirements for multi-family uses are determined by the number of dwelling units.

Four-Family Dwellings

Minimum requirement: 1.5 per unit
Maximum allowance: 2 per unit

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the current single-family residential zoning and the subject property would not be able to be developed for multi-family dwellings.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees

RECOMMENDATION:

Staff and Zoning Commission (8-0) recommend 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 “RM-4” base zoning district is not consistent with the adopted land use designation. The applicant has applied for a plan amendment to change the future land use designation to Medium Density Residential. Staff and Planning Commission recommend approval.

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 zoning request is consistent with the existing zoning on surrounding residential properties.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate for the subject property; however, single-family residential development may be unlikely due to the property’s configuration and location on East Euclid Avenue. The existing and ongoing pattern of development along East Euclid Avenue encourages commercial and multi-family residential uses, but the property’s long narrow shape and surrounding residential zoning will not accommodate commercial development standards such as building setbacks and landscape buffers. Current planning practices encourage more intense uses such as the proposed four-family residence to be located at the periphery of lower-density neighborhoods where they can serve as an appropriate transition from more intense commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

Should the requested plan amendment be approved, the rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.1917 of an acre in size, which should be able to reasonably accommodate the four proposed dwelling units and required parking.

7. Other Factors:

None.