



City of San Antonio

Agenda Memorandum

File Number: 14-2878

Agenda Item Number: Z-2.

Agenda Date: 12/4/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Zoning Case Z2015003

SUMMARY:

Current Zoning: "C-3NA RIO-2 AHOD" General Commercial Nonalcoholic Sales River Improvement Overlay-2 Airport Hazard Overlay District, "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay-2 Airport Hazard Overlay District, "O-2 RIO-2 AHOD" High-Rise Office River Improvement Overlay-2 Airport Hazard Overlay District and "MF-33 RIO-2 AHOD" Multi-Family River Improvement Overlay-2 Airport Hazard Overlay District

Requested Zoning: "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay-2 Airport Hazard Overlay District with single-family residential uses (attached townhouses) not to exceed 25 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 4, 2014

Case Manager: Trenton Robertson, Planner

Property Owner: SOJO Myrtle I, LLC

Applicant: Mike Melson

Representative: Frank Pakuszewski

Location: 818 East Myrtle Street, 1110 and 1114 East Euclid Avenue

Legal Description: 1.179 acres out of Lots C, D, E, P and Q, Block 6, NCB 832 and Lots 15-17 and 21, Block 7, NCB 6795

Total Acreage: 1.179

Notices Mailed

Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Planning Team: Tobin Hill Neighborhood Plan-13

Applicable Agencies: The Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned "D" Apartment District. Through various zoning cases, portions of the subject property were rezoned to the following districts: "J" Commercial District, "R-1" Single-Family Residential District, "O-1" Office District and "B-3NA" Business Non-Alcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3NA" General Commercial Nonalcoholic Sales District, "I-1" General Industrial District, "O-2" High-Rise Office District and "MF-33" Multi-Family District. The property was platted into its current configuration in 1929 and 1961 (volume 4600 and 980, pages 103 and 250 of the Deed and Plat Records of Bexar County, Texas). The existing commercial and residential structures were built in 1929 and 1979.

Topography: The properties do not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3" and "R-6"

Current Land Uses: Professional Office and Single-Family Residential

Direction: West

Current Base Zoning: "R-6", "C-2" and "I-1"

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: "C-2" and "MF-33"

Current Land Uses: Single-Family Residential, Vacant and Apartments

Direction: East

Current Base Zoning: "MF-33", "C-2" and "C-3"

Current Land Uses: Vacant, Single-Family Residential and Professional Office

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.

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

Transportation

Thoroughfare: East Myrtle Street, East Park Avenue, East Euclid Avenue and East Elmira Street

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

Proposed Changes: None known

Public Transit: VIA bus lines 7 and 8 operates along North St. Mary's Street, southwest of the subject property.

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

Parking Information: Dwelling: Single-family detached - Minimum vehicle spaces: 1 per unit; Maximum vehicle spaces: N/A. Infill Development Zone waives off-street parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the general commercial zoning; the subject property would not be able to be developed for residential purposes, but rather be developed for more intense commercial purposes not conducive to the area.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0) 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 Tobin Hill Neighborhood Plan and is designated as Mixed Use in the future land use component of the plan. The zoning request and proposed residential density is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of adverse impacts on neighboring lands in relation to the zoning change request. The increase in residential uses could potentially revitalize this neighborhood.

3. Suitability as Presently Zoned:

The subject property is made up of various zoning districts, ranging from "I-1" to "MF-33". The subject property is not suitably zoned. The subject property's zoning classifications are not consistent with the established land use pattern with the surrounding single-family residential neighborhood. The subject property resides in an established single-family neighborhood. Additionally, the surrounding thoroughfares are classified as local streets, designed to service areas with low intense uses such as residential uses. The proposed "IDZ" zoning with uses of single-family attached townhouses no more than 25 units per acre will be consistent with the surrounding land uses as well as the future land use designation.

4. Health, Safety and Welfare:

Staff has found no evidence that the zoning change request would affect negatively the health, safety and welfare of the public.

5. Public Policy:

Within the Tobin Hill Neighborhood Plan area, the subject property is located within the McCullough Avenue and North Main Avenue Corridor, which is a sub-area identified in the plan. The plan includes individualized guidelines for future development of each sub-area.

6. Size of Tract:

The subject property is 1.179 of an acre in size. The “IDZ” zoning district does not carry any minimum lot size requirements allowing the applicant to have additional flexibility when it comes to developing the site.

7. Other Factors:

None.