



# City of San Antonio

## Agenda Memorandum

**File Number:** 15-1353

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**Agenda Item Number:** Z-2.

**Agenda Date:** 2/19/2015

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 1

**SUBJECT:**

Zoning Case Z2015017

**SUMMARY:**

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

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with single-family residential uses no more than 14 units per acre

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 16, 2014

**Case Manager:** Krystin Ramirez, Planner

**Property Owner:** Ayala Property Investment Group

**Applicant:** Carlos Ayala Trillo

**Representative:** Carlos Ayala Trillo

**Location:** 222 East Russell Place

**Legal Description:** Lot E, Block 1, NCB 1714

**Total Acreage:** 0.146

**Notices Mailed**

**Owners of Property within 200 feet:** 33

**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 original city limits as established in 1938, and was originally zoned “B” Residence District. A 1945 rezoning case changed the zoning to “R-1” Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “R-6” Residential Single-Family District. The property is presently vacant.

**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”, “R-6”, “C-2” and “MF-33”

**Current Land Uses:** Single-family residences, offices, U.S. Post Office and apartments

**Direction:** East

**Current Base Zoning:** “R-6”

**Current Land Uses:** Single-family residences and a vacant lot

**Direction:** South

**Current Base Zoning:** “R-6”

**Current Land Uses:** Single-family residences

**Direction:** West

**Current Base Zoning:** “R-6”, “C-2” and “C-1”

**Current Land Uses:** Single-family residences, calling center, vacant lot and school bus parking lot

**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 Russell Place

**Existing Character:** Alleyway; one lane

**Proposed Changes:** None known

**Thoroughfare:** McCullough Avenue

**Existing Character:** Secondary Arterial Type B; one lane in each direction with sidewalks and bike lanes on each side

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are 5 and 204, which operate along McCullough Avenue.

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is not required. Infill Development Zone districts are exempt from a TIA report.

**Parking Information:** The “IDZ” Infill Development Zone District eliminates off-street parking requirements.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of this request would result in the property retaining its single-family residence designation.

**FISCAL IMPACT:**

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

**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 currently designated as Low-Density Residential in the future land use component of the plan. The requested "IDZ" base zoning district is not consistent with this designation. Therefore a Master Plan Amendment was submitted to change the designation to Low-Density Mixed Use, which encourages "IDZ". Low-Density Mixed Use allows a mix of low intensity residential and commercial uses, an adequate fit for the subject property. The purpose for the rezoning request will allow for two dwelling units to be built on the subject property and the request, "with single-family residential uses no more than 14 units per acre" would restrict the property to this density and use. Staff and Planning Commission recommend approval of the plan amendment request.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current "R-6" base zoning district is appropriate for the subject property, however, the dimensions of the property limits the actual development size that can occur on this lot. The "IDZ" request will create more housing opportunities within the area, which an essential component to support inner city neighborhoods and increasing population demands.

**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 0.146 acres in size, which should reasonably accommodate the uses permitted in "IDZ".

**7. Other Factors:**

None.