



City of San Antonio

Agenda Memorandum

File Number: 15-2817

Agenda Item Number: Z-2

Agenda Date: 5/21/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z20150128

SUMMARY:

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

Requested Zoning: "R-3 IDZ AHOD" Single-Family Residential Infill Development Zone Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 21, 2015

Case Manager: Oscar Aguilera, 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.

RECOMMENDATION:

Staff Analysis and 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 "R-3 IDZ" Single-Family Residential Infill Development Zone base zoning district is consistent with this designation. The purpose for the rezoning request will allow for two (2) dwelling units to be built on the subject property. Additionally in order to accommodate this development the applicant requires the IDZ zoning which provides design flexibility, to include setback and parking requirements. 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 base "R-3" Single-Family Residential with the "IDZ" Infill Development Zone Airport Hazard Overlay District 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 "R-3 IDZ" Single-Family Residential Infill Development Zone.

7. Other Factors:

None.