



City of San Antonio

Legislation Details (With Text)

File #: 14-817

Type: Zoning Case

In control: City Council A Session

On agenda: 5/1/2014

Title: ZONING CASE #Z2014097 (District 5): An Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential Uses not to exceed 25 units per acre on 0.54 of an acre out of Lot 1, NCB 15 and Lot 6, NCB 16 located at 302 Clay Street. Staff and Zoning Commission recommend approval pending the plan amendment. (Associated Plan Amendment # 14027)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Site Plan, 2. Location Map, 3. Zoning Commission Minutes, 4. Draft Ordinance, 5. Ordinance 2014-05-01-0300

Date	Ver.	Action By	Action	Result
5/1/2014	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:
Zoning Case Z2014097

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 not to exceed 25 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 1, 2014

Case Manager: Tony Felts, Planner

Property Owner: Robert Cruz

Applicant: Intrepid Equity Investments, LLC (by Justin Day, Manager)

Representative: Justin Day

Location: 302 Clay Street

Legal Description: 0.54 of an acre out of Lot 1, NCB 15 and Lot 6, NCB 16

Total Acreage: 0.54

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

Planning Team: Lone Star Community Plan (No Planning Team)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned "L" First Manufacturing District. In a 2006 City-initiated large-area case, the subject property was rezoned to the current "R-6" Residential Single-Family District. The property is occupied by a vacant 996 square-foot single-family residential structure that was built in 1920. The property is not platted in its current configuration.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2P", "IDZ", and "RM-4"

Current Land Uses: Offices, Single-Family Residences, and Vacant Land

Direction: East and West

Current Base Zoning: "R-6" and "RM-6"

Current Land Uses: Single-Family Residences and Vacant Land

Direction: South

Current Base Zoning: "I-2" and "R-6"

Current Land Uses: Vacant Land, 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: Clay Street

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 43, 44, 51, 54, and 243 which operate along South Flores Street to the west of the subject property, and the 46 and 246 which operate along Probandt Street to the east of the subject property.

Traffic Impact: The Traffic Impact Analysis has been waived for the following reasons: “IDZ” zoning is exempt from TIA requirements.

Parking Information: The application refers to ten proposed single-family residences. Single-family residential uses are typically required to provide at least one parking space per dwelling.

The “IDZ” district waives off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current single-family residential base zoning district, and development with the density and design as proposed would be prohibited.

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 (7-1) recommend approval, pending the plan amendment.

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 Lone Star Community Plan and is designated as Medium Density Residential in the future land use component of the plan. The applicant has requested a plan amendment to Low Density Mixed Use in order to accommodate the proposed “IDZ” base zoning district. Staff and Planning Commission recommend approval of the plan amendment request.

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. Rather, the rezoning may have the effect of spurring redevelopment of a vacant property, thereby mitigating the current adverse impacts on neighboring properties. The subject property area has long been developed with a mix of residential and industrial uses, but has recently transitioned to residential/commercial mixed-use development. Many of the properties have utilized the “IDZ” base zoning district to accommodate the mixed-use projects. Parking may become an issue with continued residential development with “IDZ” zoning. While the area is served by many public transit lines, staff does encourage the inclusion of parking for new residential projects.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district is consistent with the current adopted future land use designation and could be considered appropriate for the area, though it may limit the amount and type of development on the property.

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 measures 0.54 of an acre in size. The requested residential density will allow a maximum of 13 dwelling units on the property; however, the “IDZ” site plan shows 10 single-family lots.

7. Other Factors:

New construction in an “IDZ” zoning district is subject to a range of design and development criteria meant to ensure the new construction remains in scale with surrounding buildings. There are a number of design criteria options (the development must meet at least 2 of 5) that are not required to be shown on the zoning case site plan, but that will be reviewed for when the property is platted and when building plans are being formulated.