



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-1549  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 3/3/2015  
**Title:** ZONING CASE NUMBER Z2015103 (Council District 1): A request for a change in zoning from "H RM -4 AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District to "H IDZ AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with single-family uses not to exceed 23 units per acre on Lot 8, Block 14, NCB 717 located at 236 Barrera. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2015-103 Location Map, 2. Z2015103\_Site Plan.pdf

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 1

**SUBJECT:**  
Zoning Case Z2015103

**SUMMARY:**  
**Current Zoning:** "H RM-4 AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District

**Requested Zoning:** "H IDZ AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with single-family uses not to exceed 23 units per acre

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** March 03, 2015 (This case has been expedited to the March 5, 2015 City Council public hearing.)

**Case Manager:** Trenton Robertson, Senior Planner

**Property Owner:** Jody Ann Bailey

**Applicant:** Steve Newman

**Representative:** Jody Ann Bailey Newman

**Location:** 236 Barrera

**Legal Description:** Lot 8, Block 14, NCB 717

**Total Acreage:** 0.0437

**Notices Mailed**

**Owners of Property within 200 feet:** 30

**Registered Neighborhood Associations within 200 feet:** Lavaca Neighborhood Association

**Planning Team:** Lavaca Neighborhood Plan-12

**Applicable Agencies:** Office of Historic Preservation

**Property Details**

**Property History:** The subject property is located within the city limits as recognized in 1938 and was originally zoned “D” Apartment District. In a 1991 case, the property was rezoned to “R-2” Two-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “RM-4” Residential Mixed District. The property has a residential structure (shed) measuring at 198 square feet and was built in 1975.

**Topography:** The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North, South and West

**Current Base Zoning:** “RM-4”

**Current Land Uses:** Single-Family Residential and Vacant

**Direction:** East

**Current Base Zoning:** “RM-4” and “MF-25”

**Current Land Uses:** Single-Family Residential and Vacant

**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:** Indianola Street, Barrera and Camargo

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

**Proposed Changes:** None known

**Public Transit:** VIA bus lines 32 and 232 operates along Indianola Street and Barrera, north and east of the subject property.

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

**Parking Information:** Dwelling: Single-family detached - Minimum vehicle spaces: 1 per unit; Maximum vehicle spaces: N/A

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the zoning request will result in the subject property retaining the mixed residential zoning, leaving the property undevelopable due to the required development standards in the existing zoning.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** 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 Lavaca Neighborhood Plan and is currently designated as Low Density Residential in the land use component of the plan. The requested “IDZ” base zoning district is consistent with the adopted land use designation.

**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 proposed use is consistent with the established development pattern of the surrounding area.

**3. Suitability as Presently Zoned:**

The existing “RM-4” base zoning district is appropriate for the surrounding area. However, due to the size of the subject property and the required development standards the lot is undevelopable. The requested “IDZ” base zoning district will allow extra flexibility the site needs in order to be developed for a single-family residential dwelling.

**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 request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The 0.0437 acre site is of sufficient size to accommodate the proposed development.

**7. Other Factors:**

None.