City of San Antonio

Legislation Details (With Text)

File #:	15-2216
Type:	Zoning Case
In control:	Zoning Commission
On agenda:	4/7/2015
Title:	ZONING CASE # Z2015125 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in the "R-4" Single-Family Residential and "C-1" Light Commercial District on Lot 15 and 16, Block 8, NCB 8094. 1124 Madrid Street. Staff recommends Approval.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Z2015125_Location Map

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2015125

SUMMARY:
Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in the "R-4" Single-Family Residential and "C-1" Light Commercial District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 7, 2015

Case Manager: Mary Moralez-Gonzales, Planner

Property Owner: Sergio Salcedo

Applicant: Rosemarie DeLaCerda

Representative: Rosemarie DeLaCerda

Location: 1124 Madrid Street

Legal Description: Lot 15 and 16, Block 8, NCB 8094

Total Acreage: 0.1542

Notices Mailed
Owners of Property within 200 feet: 43
Registered Neighborhood Associations within 200 feet: None
Planning Team: West/Southwest Sector Plan - 35
Applicable Agencies: San Antonio Aviation Department

Property Details
Property History: The property was annexed by the City of San Antonio on July 25, 1968 and was first zoned "R-7" Residential Single-Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District.

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, East and West
Current Base Zoning: R4
Current Land Uses: Single-Family Residences and Vacant Lots

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: Madrid Street
Existing Character: Local Street
Proposed Changes: None known

Thoroughfare: Wallace Street
Existing Character: Local Street
Proposed Changes: None known

Public Transit: VIA bus route 68-Guadalupe Frequent stops at the intersection of Castroville Road and Madrid Street.

Traffic Impact: "IDZ" zoning is exempt from TIA requirements.

Parking Information: The "IDZ" Infill Development Zone District eliminates off-street vehicle parking requirements.

ISSUE:
None.

ALTERNATIVES:
Denial of the zoning request will result in the subject property retaining the single-family residential zoning.

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 Analysis and Recommendation: Staff recommends 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 General Urban Tier of the West/Southwest Sector Plan. The proposed zoning request of "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in the "R-4" Single-Family Residential and "C-1" Light Commercial District is consistent with the adopted land use component of the plan.

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 "IDZ" zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the "IDZ" district includes design criteria intended to create infill development that is proportional to surrounding development.

3. Suitability as Presently Zoned:
Both the existing "R-4" Residential Single-Family District and requested "IDZ" Infill Development Zone District with uses permitted in "R-4" Single-Family Residential and "C1" Light Commercial District are appropriate for the subject property.

Staff believes the proposed uses will complement the land uses and overall character of the area. The surrounding area is underserved by nearby food stores and the proposed rezone will allow a convenience store to be accessible to the nearby community.

4. Health, Safety and Welfare:
Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request. The "IDZ" district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

5. Public Policy:
The request does not appear to conflict with any public policy objective. The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth.

The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

The 0.1542-acre tract is of sufficient size to accommodate the proposed development with the flexibility offered by the "IDZ" district.

7. Other Factors:
None.