



City of San Antonio

Legislation Details (With Text)

File #: 15-4710

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/6/2015

Title: ZONING CASE # Z2015272 (Council District 1): A request for a change in zoning from "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "RM-4 NCD-1 AHOD" Residential Mixed South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard District with uses permitted in "MF-18" Limited Density Multi-Family Residential District not to exceed ten (10) units on Lots 1, 2, 3, and 4 (save and except the west 5 feet of Lot 4), Block 1, NCB 3097, located at 1519 South Presa Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-272 Location Map, 2. Z2015272 Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case # Z2015272

SUMMARY:

Current Zoning: "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "RM-4 NCD-1 AHOD" Residential Mixed South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with Uses Permitted in "MF-18" Limited Density Multi-Family Residential District not to exceed ten (10) units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 6, 2015

Case Manager: Shepard Beamon, Planner

Property Owner: Collaborative Homes, LLC

Applicant: Big Red Dog Engineering & Consulting

Representative: Randon McKee P.E. (Big Red Dog Engineering)

Location: 1519 South Presa Street

Legal Description: Lot 1, 2, 3, and 4 (save and except the west 5 feet of Lot 4), Block 1, NCB 3097

Total Acreage: 0.651

Notices Mailed

Owners of Property within 200 feet: 48

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association

Planning Team: Lavaca Neighborhood Plan

Applicable Agencies: San Antonio I.S.D.

Property Details

Property History: The subject property is located within the city limits in 1938. According to available records, the subject property was zoned “R-2” and “B-2”. Upon the adoption of the 2001 Unified Development Code, the subject property was converted to “RM-4” and “C-2”, respectfully.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RM-4, C-3 NA

Current Land Uses: Single Family Residences, Grocery Store, S.A.R.E. Building

Direction: East

Current Base Zoning: RM-4, C-3 NA, C-2

Current Land Uses: Single Family Residences, Retail, Commercial Uses

Direction: South

Current Base Zoning: RM-4, C-3

Current Land Uses: Single Family Residences, Bar

Direction: West

Current Base Zoning: RM-4, C-3 NA

Current Land Uses: Single Family Residences, Apartments

Transportation

Thoroughfare: South Presa Street

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Lotus Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA Bus Routes 36 and 242 have stops next to the subject the property.

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

Parking Information:

DWELLING - 1 FAMILY (Detached) cluster parking allowed. Minimum Vehicle Spaces: 1 per unit. Maximum Vehicle Spaces: N/A

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present "C-2" and "RM-4" zoning district designation.

FISCAL IMPACT:

None.

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 property is located within the Lavaca Neighborhood Plan and is designated as Mixed Use. 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 surrounding properties in relation to this zoning request.

3. Suitability as Presently Zoned:

The existing "C-2" and "RM-4" zoning districts are appropriate for the subject property and surrounding areas. However, the proposed "IDZ" zoning will provide support for the development of multi-family uses under the City of San Antonio Brownfields Program and will not have any negative effects on the future development of adjacent properties.

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. The zoning request fulfills the goals of the Lavaca Neighborhood Plan, by improving the overall quality of housing while maintaining the historic character within the Lavaca Neighborhood.

6. Size of Tract:

The subject property is 0.651 acres in size, which accommodates the proposed development for ten (10) dwelling units with adequate space for parking.

7. Other Factors:

None.