



City of San Antonio

Legislation Details (With Text)

File #: 16-1159
Type: Zoning Case
In control: Zoning Commission
On agenda: 1/19/2016
Title: ZONING CASE # Z2016055 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for Multi-Family (Townhome) up to 24 units per acre on 0.6248 acres of land out of NCB 829 located at 807, 811, 815 East Elmira Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map Z2016055, 2. Z2016055 Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2016055

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 uses permitted for Multi-Family (Townhome) up to 24 units per acre

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 19, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Joanna Parrish and George Braun

Applicant: Lindsay A. Thorn

Representative: Lindsay A. Thorn

Location: 807, 811 and 815 East Elmira Street

Legal Description: 0.6248 acres of land out of NCB 829

Total Acreage: 0.6248

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "D" Apartment District. On December 22nd, 1995 Ordinance 83331 rezoned the property to "R-1 UC" Single-Family Residence Urban Corridor District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-6" Single-Family Residential 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, East, and West

Current Base Zoning: RM-4, R-6, C-1, C-3R, C-3

Current Land Uses: Single-Family Residential, Parking Lot, Townhomes, and Offices

Direction: South

Current Base Zoning: ROW

Current Land Uses: Public Right-of-Way

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 Elmira Street

Existing Character: Local; Serves as a feeder Road for Interstate 35; two lane one direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus route 8 at the corner of East Elmira Street at North Saint Mary's Street.

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: The "IDZ" Infill Development Zone District waives off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present 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 subject property is located within the Tobin Hill Neighborhood Plan and is currently designated as Low Density Mixed Use 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 “R-6” 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 for the site needs in order to be developed as townhomes.

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 0.6248 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.