



City of San Antonio

Legislation Details (With Text)

File #: 16-2601

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/19/2016

Title: ZONING CASE # Z2016122 (Council District 8): A request for a change in zoning from "RM-4" Residential Mixed District, "RM-4 CD" Residential-Mixed with Conditional Use for an Outdoor Art Gallery, and "PUD RM-4 CD" Planned Unit Development Residential Mixed District with Conditional Use for Outdoor Art Gallery to "PUD RM-4" Planned Unit Development Residential Mixed District with a reduced perimeter setback of five (5) feet on 5.86 acres of land out of NCB 14735 located at 11356 Vance Jackson. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-122, 2. Z2016122_PUD_SP, 3. Z2016122_PUD_SPTree

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Zoning Case Z2016122

SUMMARY:
Current Zoning: "RM-4" Residential Mixed District, "RM-4 CD" Residential Mixed with Conditional Use for Outdoor Art Gallery and "PUD RM-4 CD" Planned Unit Development Residential Mixed District with Conditional Use for Outdoor Art Gallery

Requested Zoning: "PUD RM-4" Planned Unit Development Residential Mixed District with a reduced perimeter setback of 5 feet.

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

Case Manager: Ernest Brown, Planner

Property Owner: Roy Barrera

Applicant: Roy Barrera

Representative: Brown & Ortiz

Location: 11356 Vance Jackson

Legal Description: 5.86 acres of land out of NCB 14735

Total Acreage: 5.86

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Vance Jackson Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed in 1971 and zoned Temporary “R-1” Single Family Residence District. In 1984 it was rezoned to “R-6” Townhouse Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “RM-4” Residential Mix Use District. In 2006 it was rezoned to “RM-4” Residential Mixed Use District, “RM-4 CD” Residential Mixed Use District with a Conditional Use for a Outdoor Art Gallery and “PUD RM-4 CD” Plan Unit Development Residential Mixed Use with a Conditional Use for a Outdoor Art Gallery. The subject property was developed in 1910 with a residential structure approximately 6,091 square feet and a residential structure in 1921 with approximately 3,337 square feet. The subject 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 flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33, R-6 PUD

Current Land Uses: Apartments, Single-Family Residence

Direction: East, South, West

Current Base Zoning: R-6 PUD, RM-4, R-6

Current Land Uses: Single-Family Residence, Townhomes, School

Transportation

Thoroughfare: Vance Jackson

Existing Character: Secondary Arterial, Type A; one lanes each direction, with sidewalk on both sides and wide shoulders

Proposed Changes: None known

Thoroughfare: Mission Trace, Lomita, Hollow Tree

Existing Character: Local, Type A: one lane each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus line to the subject property is the 96 and 602 which operate along Vance Jackson.

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Single-Family Residential.

Minimum Parking Requirement: 1 per unit;

Maximum Parking Requirement: NA.

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 North Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The proposed “PUD RM-4” 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 land in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing base zoning “RM-4” is consistent with the surrounding base zoning district.

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 proposed request does meet the North Sector Plan’s land use goal to promote a variety of housing types that include residential clustering that would enhance quality housing within the community.

6. Size of Tract:

The subject property measures a 5.8630 acre tract and is sufficient to accommodate the proposed Residential Single-Family subdivision development and parking requirements.

7. Other Factors:

Planned Unit Developments provide flexibility in development projects by allowing a combination of uses developed in accordance with an approved plan that protects adjacent properties; while preserving natural amenities and features of a site and providing for a minimum amount of open space. PUDs provide for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure; encourage infill projects and development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography.

The applicant is requesting a decrease of the perimeter setback to 5 feet. Planned Unit Development (PUD) for residential uses requires a 20 foot perimeter setback.

However, the Commission and or Council may approve lesser perimeter setbacks for a PUD considering physical features such as the location of trees, waterways, steep slopes other buffers and or compatibility of the PUD with adjacent land uses provided such setbacks meet the requirements of the current adopted International Building Code per UDC 35-344(e)(1) Required Setbacks.