



City of San Antonio

Legislation Details (With Text)

File #: 16-4879

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/20/2016

Title: ZONING CASE # Z2016217 (Council District 5): 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 in "MF-18" Limited Density Multi-Family District on E 50 feet of W 121 feet of Lot 1, and W 50 feet of E 180 feet of Lot 6, NCB A-15, located at 316 & 320 Clay Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016217 Location Map, 2. Z2016217 Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2016217

SUMMARY:
Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay Zone with uses permitted in "MF-18" Limited Density Multi-Family District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 20, 2016

Case Manager: Erica Greene, Planner

Property Owner: R3 Developments

Applicant: David Robertson

Representative: David Robertson

Location: 316 & 320 Clay Street

Legal Description: E 50 feet of W 121 feet of Lot 1, and W 50 feet of E 180 feet of Lot 6, NCB A-15

Total Acreage: 0.3306

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6 " Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: IDZ

Current Land Uses: Vacant

Direction: West

Current Base Zoning: IDZ

Current Land Uses: Vacant

Direction: South

Current Base Zoning: I-2

Current Land Uses: Vacant

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

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: Clay Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #9, 10, 43, and 44 within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from

TIA requirements.

Parking Information: The “IDZ” Infill Development Zone District waives off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District.

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 Lone Star Community Plan, and is currently designated as Medium Density Residential in the future land use component of the plan. The requested "IDZ" Infill Development base zoning district with uses permitted in "MF-18" Limited Density Multi-Family District is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “R-6” base zoning districts are appropriate for the subject property’s location. The requested zoning district of “IDZ” uses permitted in "MF-18" is also appropriate for the subject property’s location.

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 rezoning request does not appear to conflict with land use goals and strategies of the Lone Star Community Plan that support redeveloping vacant and underutilized parcels and a mix of uses into new development and redevelopment projects. The rezoning will make the subject property more compatible with existing development.

6. Size of Tract:

The subject property totals 0.3306 acres in size, which should reasonably accommodate the uses permitted in “IDZ” Infill Development Zone District with Uses Permitted in "MF-18".

7. Other Factors:

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.