



City of San Antonio

Legislation Details (With Text)

File #: 16-5472
Type: Zoning Case
In control: Zoning Commission
On agenda: 11/1/2016
Title: (WITHDRAWN) ZONING CASE # Z2016243 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to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 two (2) dwelling units on Lot 30, NCB 6518, located at 430 E French Place. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016243 Location Map, 2. site plan Z2016243

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2016243

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 two (2) dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 1, 2016. This case was continued from the October 4, 2016 hearing. The applicant has withdrawn the request.

Case Manager: Oscar Aguilera, Planner

Property Owner: Local 3 Investments LLC

Applicant: Joel Phillips

Representative: Joel Phillips

Location: 430 East French Place

Legal Description: Lot 30, NCB 6518

Total Acreage: 0.140

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: The Tobin Hill Community Association

Applicable Agencies: None

Property Details

Property History: The subject property is located within the original city limits as established in 1938, and was originally zoned "B" Residence District. A 1945 rezoning case changed the zoning to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-6" Residential Single-Family District. The property is currently has an abandoned structure in poor condition.

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: "C-3", "R-6"

Current Land Uses: Single-family residences, Bar, abandoned Residential Duplex

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single-family residences and Duplexes

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-family residences, school, apartments, and Church

Direction: West

Current Base Zoning: "R-6", "C-3"

Current Land Uses: Single-family residences, abandoned Residential Duplex, parking lot, and Church

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 French Place

Proposed Changes: None known

Thoroughfare: St. Mary's Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are 11 and 8, which operate along St. Mary's Street at E Ashby Avenue.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. Infill Development Zone districts are exempt from a TIA report.

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

ISSUE:

None.

ALTERNATIVES:

A denial of this request would result in the property retaining its single-family residence 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 Residential in the future land use component of the plan. The requested "IDZ" Single-Family Residential Infill Development Zone base zoning district is consistent with this designation. The purpose for the rezoning request will allow for two (2) dwelling units to be built on the subject property. Additionally, in order to accommodate this development the applicant requires the IDZ zoning which provides design flexibility, to include setback and parking requirements.

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 district is appropriate for the subject property, however, the dimensions of the property limits the actual development that can occur on this lot.

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 any public policy objective. The "IDZ" IDZ Infill Development Zone District with two dwelling units request will create more housing opportunities within the area, which is an essential component to support inner city neighborhoods and increasing population demands

6. Size of Tract:

The subject property totals 0.140 acres in size, which should reasonably accommodate the uses permitted in "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with two (2) dwelling units.

7. Other Factors:

OHP received a Request for Review of Historic Significance (RRHS) from the Tobin Hill Community Association on September 12, 2016 regarding the property at 430 E French Pl. In accordance with the UDC, the RRHS allows any person, including community organizations that may have an interest in preserving potentially historic sites, to bring items to the attention of the city for potential historic designation. The RRHS does not initiate the formal landmark zoning process, but rather provides the Historic & Design Review Commission the opportunity to consider whether or not a property is eligible for designation in a public forum. The case for 430 E French Place will be heard by the HDRC on October 5, 2016. OHP staff finds that the property is eligible for designation based on UDC Section 35-607(b) Criteria for Evaluation.

The house at 430 E French Place is a Craftsman style bungalow built circa 1922 by H.C. Thorman, a prominent builder in San Antonio in the early twentieth century. In 2004, the area was surveyed as part of the Tobin Hill neighborhood, and OHP staff found that E French Pl, between N St Mary's and US 281, was eligible for designation as a historic district. The proposed redevelopment of the site that includes new construction of two single family structures, which is not consistent with the established development pattern of the block. The developer should consider rehabilitation of the existing structure to accommodate the allowable number of units but would be more compatible with the block.