



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-1033

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 1/19/2017

**Title:** ZONING CASE # Z2017024 (Council District 5): An Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District and "RM-4" Residential Mixed District on Lots 3 and 4, NCB 6861, located at 411 King Roger Street. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Site Plan, 3. Z2017024 Minutes, 4. Ordinance 2017-01-19-0042

Date	Ver.	Action By	Action	Result
1/19/2017	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2017024

**SUMMARY:**

**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "IDZ" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District and "RM-4" Residential Mixed District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 20, 2016

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Edward G. Castaneda

**Applicant:** Edward G. Castaneda

**Representative:** Edward G. Castaneda

**Location:** 411 King Roger Street

**Legal Description:** Lots 3 and 4, NCB 6861

**Total Acreage:** 0.1524

**Notices Mailed**

**Owners of Property within 200 feet:** 23

**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 1905. Later, a 2006 case (2006-12-14-1441) changed the zoning from "I-2" Heavy Industrial District to "R-4" 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:** R-4

**Current Land Uses:** Single-Family Residence

**Direction:** West

**Current Base Zoning:** R-4

**Current Land Uses:** Single-Family Residence

**Direction:** South

**Current Base Zoning:** IDZ

**Current Land Uses:** Vacant

**Direction:** East

**Current Base Zoning:** UZROW

**Current Land Uses:** King Roger and Probandt

**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:** King Roger

**Existing Character:** Local Road.

**Proposed Changes:** None known.

**Thoroughfare:** Probandt Street

**Existing Character:** Secondary Arterial.

**Proposed Changes:** None known.

**Public Transit:** VIA route 46 is within walking distance of the subject property.

**Traffic Impact:** 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-4" Residential Single-Family District.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval. Zoning Commission recommends Approval. (9-0)

**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 Low Density Mixed Use in the future land use component of the plan. The requested “IDZ” Infill Development Zone base zoning 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. The requested “IDZ” creates the opportunity to develop a project that services the neighborhood.

**3. Suitability as Presently Zoned:**

The current “R-4” base zoning district is appropriate for the subject property’s location. However, the property faces King Roger, as well as Probandt, and is in close proximity to IH 10; “IDZ” with mixed use would be a suitable buffer to the adjacent neighborhood.

**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.

**6. Size of Tract:**

The subject property totals 0.1524 acres in size, which should reasonably accommodate the uses permitted in

“IDZ” Infill Development Zone District

**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, lot sizes, and setbacks.