



City of San Antonio

Legislation Details (With Text)

File #: 17-2167
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/21/2017
Title: ZONING CASE # Z2017081 (Council District 5): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lots 17 and 18, Block 39, NCB 3442, located at 107 Royston Avenue. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Z2017081- Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2017081

SUMMARY:
Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: March 21, 2017

Case Manager: Nylicah Acosta, Planner

Property Owner: Martin Saenz & Angela Garcia-Saenz

Applicant: Martin Saenz

Representative: Martin Saenz

Location: 107 Royston Avenue

Legal Description: Lots 17 and 18, Block 39, NCB 3442

Total Acreage: 0.287

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was zoned "F" Local Retail District and "B" Residence District. A 1992 case (Ordinance 76368) zoned the subject property as "R-5" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-5" 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-5

Current Land Uses: Single-Family Residences, and Church

Direction: West

Current Base Zoning: R-5

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: C-3R and R-5

Current Land Uses: Restaurant, Retail, and Single-Family Residences

Direction: East

Current Base Zoning: C-3R

Current Land Uses: Restaurant, Retail and Parking Lot

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: Royston Avenue

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Nogalitos

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA route 51 is located within walking distance from 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 base zoning 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 Nogalitos/ South Zarzamora Community Plan, and is currently designated as 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. “IDZ” provides a more flexible approach to design and development of infill projects to create a community environment that is enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses.

3. Suitability as Presently Zoned:

The current “R-5” base zoning district is appropriate for the subject property’s location; however, the subject property is in close proximity to a strip of commercial uses along Nogalitos, a primary arterial. In addition, the uses permitted in the requested “C-2” are a less intense district than the adjacent “C-3” uses.

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, because it is consistent with the plan.

6. Size of Tract:

The subject property totals 0.287 acres in size, which will 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, lots sizes, and setbacks.