



City of San Antonio

Legislation Details (With Text)

File #: 17-4889

Type: Zoning Case

In control: City Council A Session

On agenda: 9/21/2017

Title: ZONING CASE # Z2017209 (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 for Two Single-Family Residential Units on North 90.6 Feet of Lot 106 and Lot 107, NCB 6181, located at 262 Ray Avenue. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17064)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2017-09-21-0736

Date	Ver.	Action By	Action	Result
9/21/2017	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2017209

(Associated Plan Amendment 17064)

SUMMARY:

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses for Two Single-Family Residential Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 15, 2017

Case Manager: Erica Greene, Planner

Property Owner: Dahmar, LLC

Applicant: Aida Arrieta

Representative: Aida Arrieta

Location: 262 Ray Avenue

Legal Description: North 90.6 Feet of Lots 106 and 107, NCB 6181

Total Acreage: 0.1056

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was part of the original 36 square miles of the City and was previously zoned "C" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. A 2002 zoning case, Ordinance #96343 rezoned the subject property 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, I-2

Current Land Uses: Single-Family Residence, Corner Store

Direction: West

Current Base Zoning: UZROW

Current Land Uses: UZROW

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residence

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residence

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: Ray Avenue

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: South Brazos Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: VIA bus route #51 is 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 zoning district.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Not within a Regional Center or within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval, pending Plan Amendment.

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/Zarzamora Community Plan, and is currently designated “Low Density Residential” in the future land use component of the plan. The requested “R-4” Residential Single-Family base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from “Low Density Residential” to “Medium Density Residential”. Staff and Planning Commission recommend Approval.

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 zoning change for “IDZ” to allow for two single family houses blends in with the surrounding residential single-family zoned properties of the area.

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is appropriate for the subject property’s location. The requested “IDZ” zoning to allow for two single family residential units is also appropriate for the area. The surrounding properties to the west, south, and east are all zoned for general commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses are all residential properties. The requested zoning change to allow for a two residential units will fit in with the surrounding land uses.

5. Public Policy:

The rezoning request does not appear to conflict with land use goals and strategies of the Nogalitos/South Zarzamora Community Plan that encourages improving the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods.

6. Size of Tract:

The subject property totals 0.1056 acres in size, which should reasonably accommodate the uses permitted in “IDZ” Infill Development Zone District.

7. Other Factors:

The applicant proposes to utilize an existing second structure as a single-family residence on the subject property. The subject property is a corner lot surrounded by other residential properties located along a residential road that will act as a buffer to the surrounding residential single-family lots. The request to rezone the subject property is an appropriate fit that supports the accommodation of growth within this area.

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.