



City of San Antonio

Legislation Details (With Text)

File #: 18-2365

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/20/2018

Title: ZONING CASE # Z2018115 (Council District 5): A request for a change in zoning from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with Conditional Use for four (4) residential dwelling units to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for (six) 6 residential dwelling units on Lot 25 and 26, Block 7, NCB 3910, located at 723 Recio Street. Staff recommends Denial. (Associated Plan Amendment 18035)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. 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 Z2018115

(Associated Plan Amendment 18035)

SUMMARY:

Current Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for Four (4) Dwelling Units

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for Six (6) Dwelling Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 20, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Seref Hacibektasoglu

Applicant: Seref Hacibektasoglu

Representative: Seref Hacibektasoglu

Location: 723 Recio Street

Legal Description: Lot 25 and Lot 26, Block 7, NCB 3910

Total Acreage: 0.1435

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The property is part of the original 36 square miles of San Antonio and was zoned "C" Apartment District. Ordinance 76368 rezoned the property to "R-7 SUP" with a Specific Use Permit for a Fourplex in 1994. Upon the adoption of the 2001 Unified Development Code, the previous "R-7 SUP" converted to the current "R-4 CD" Residential Single-Family District with a Conditional Use for a Fourplex.

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 Residences

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single Family Residences

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single Family Residences, Apartments

Direction: West

Current Base Zoning: R-4

Current Land Uses: Single Family Residences

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: Recio Street

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Bordoy Street

Existing Character: Local Road
Proposed Changes: None Known

Public Transit: VIA Routes 51 and 251 are 2 blocks west 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 base zoning district. Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools are allowed within the “R-4” district.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Plan, or a Premium Transit Corridor

Staff Analysis and Recommendation: Staff recommends Denial.

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 “Low Density Residential” in the future land use component of the plan. The requested “IDZ” Infill Development Zone district is inconsistent with the future land use designation. The applicant has requested a Plan Amendment to change the future land use from “Low Density Residential” to “High Density Residential”. Staff and Planning Commission recommend Denial.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The property owner purchased the property as a sixplex with the intention to remodel the property. In doing so, the applicant was informed by DSD that the zoning was for a fourplex. It is a goal within the Nogalitos/South Zarzamora Community Plan to encourage quality infill housing that fits the character of the neighborhood. Six units in the middle of the neighborhood drastically changes the character of the surrounding area. As the property is now, it is already out of place. Staff’s recommends to maintain its current “R-4 CD” Residential Single Family with Conditional Use for a Fourplex.

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is appropriate for the subject property’s location. “IDZ” is not consistent with the existing zoning pattern and introduces unnecessary density to an existing single-family residential

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 appears to conflict with public policy Goal 1: Improve the quality, appearance, and variety of existing and new housing for people of all ages while preserving the character of the neighborhoods and Goal 2.1: Protect and preserve the character of the neighborhoods and commercial corridors while improving their physical appearance.

6. Size of Tract:

The subject property totals 0.1435 acres in size, which reasonably accommodates the existing “R-4 CD” 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.

The applicant’s request meets the Master Plan’s Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector

The applicant’s request meets the Master Plan’s Policy for Neighborhoods - Policy 1d, because it promotes conversion or adaptive reuse of vacant or underutilized commercial buildings to provide affordable infill housing.