



City of San Antonio

Legislation Details (With Text)

File #: 18-2394
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/20/2018
Title: ZONING CASE # Z2018120 (Council District 10): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for twenty-one (21) Townhomes on Lot 39, Block C, NCB 8711, located at 3146 Eisenhower Road. Staff recommends Approval.
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: 10

SUBJECT:
Zoning Case Z2018120

SUMMARY:
Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for twenty-one (21) Townhomes

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: March 20, 2018

Case Manager: Kayla Leal, Planner

Property Owner: TEARMA LLC

Applicant: Lyndsay Thorn

Representative: Lyndsay Thorn

Location: 3146 Eisenhower Road

Legal Description: Lot 39, Block C, NCB 8711

Total Acreage: 0.999

Notices Mailed

Owners of Property within 200 feet: 14; along with 62 condominium owners

Registered Neighborhood Associations within 200 feet: Oak Park - Northwood Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 25, 1952, established by Ordinance 18115, and was zoned "A" Single-Family Residence District. The zoning changed to "R-3" Multiple-Family Residence District, established by Ordinance 58559, dated April 5, 1984. The current "MF-33" Multi-Family District converted from the previous "R-3" base zoning district upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The subject property is located within the Salado Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5

Current Land Uses: Vacant Lot, Single-Family Residential, Work Force Camp

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Condominiums

Direction: South

Current Base Zoning: MF-33, R-4

Current Land Uses: Apartments, Single-Family Residential, Duplex

Direction: West

Current Base Zoning: MF-33

Current Land Uses: Condominiums

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: Eisenhower Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: There are multiple bus stops within walking distance, although there are not sidewalks for pedestrians to walk on. There are a few bus routes on Eisenhower Road, including 505, 509, and 647. Bus Route 14 is also nearby on Austin Highway.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required. IDZ is exempt.

Parking Information: IDZ waives parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. Multi-family zoning district permits dwellings, single-family dwellings (detached, attached or townhouse), two-family dwellings, three-family dwellings, four-family dwellings, row-house or zero-lot line dwellings, with a maximum density of 33 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center. The subject property is located within the Austin Highway Premium Transit Corridor.

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 Northeast Inner Loop Community Plan and is currently designated as “High Density Residential” in the land use component of the plan. The requested “IDZ” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. Eisenhower Road is currently lined with multi-family developments.

3. Suitability as Presently Zoned:

The existing “MF-33” base zoning district is appropriate for the surrounding area. There are multi-family developments and zoning along that Eisenhower Road corridor.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The proposed townhomes will be developing a vacant lot in between two multi-family developments. The request would actually provide a lower density than the current “MF-33” zoning district.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The future land use is “High Density

Residential” and the request is consistent and will not be amending the plan.

6. Size of Tract:

The 0.999 acre site is of sufficient size to accommodate the proposed development.

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.

Additionally, the applicant’s request for IDZ is consistent with the following criteria:

- The applicant’s request meets the Master Plan’s Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.
- 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.