



City of San Antonio

Legislation Details (With Text)

File #: 18-2630
Type: Zoning Case
In control: Zoning Commission
On agenda: 4/17/2018
Title: ZONING CASE # Z2018155 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for eleven (11) Townhomes on Lot 8 and Lot 16, Bock 2, NCB 1029, located at 907, 919, and 923 Piedmont Avenue. 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: 2

SUBJECT:
Zoning Case Z2018155

SUMMARY:
Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for eleven (11) Townhomes

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 17, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Anaxor Investments, LLC

Applicant: Gilley Mendoza

Representative: Brown & Ortiz

Location: 907, 919, and 923 Piedmont Avenue

Legal Description: Lot 8 and Lot 16, Block 2, NCB 1029

Total Acreage: 0.4061

Notices Mailed

Owners of Property within 200 feet: 53

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject properties were a part of the original 36-square miles of the City of San Antonio and were zoned "C" Apartment District. The properties were a part of a large area rezoning and were rezoned from "C" to "R-2" Two Family Residence District by Ordinance 79329, dated December 16, 1993. The properties converted from "R-2" to the current "RM-4" Residential Mixed District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family Residences

Overlay and Special District Information:

"AHOD"

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: Indiana Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Piedmont Avenue

Existing Character: Local Street
Proposed Changes: None Known

Thoroughfare: Utah Street
Existing Character: Local Street
Proposed Changes: None Known

Public Transit: VIA bus route 26 is within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. Infill Development Zone (IDZ) is exempt from TIA requirement.

Parking Information:

The “IDZ” Infill Development Zone District waives off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “RM-4”, which accommodates single-family dwellings (detached, attached or townhouse), two-family dwellings, three-family dwellings, four-family dwellings, row-house or zero-lot line dwellings, accessory dwellings, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center. The property is within a ½ of a mile of the New Braunfels 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 Arena District/Eastside Community Plan and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “IDZ” 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.

3. Suitability as Presently Zoned:

The current “RM-4” Residential Mixed District is an appropriate zoning for the property and surrounding area. The neighborhood is predominately zoned “RM-4” Residential Mixed District.

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 property is located within the Arena District/Eastside Community Plan. The proposed rezoning does not appear to conflict with the goals and guiding principles of the plan. The plan encourages infill development with an emphasis on providing a wide variety of housing options for the residents. The plan also expresses a desire for smart growth concepts, to include higher residential density in close proximity to public transportation. The proposed rezoning is within close proximity of the New Braunfels Premium Transit Corridor and also within walking distance of public transportation.

Relevant Goals and Guiding Principles of the Arena District/Eastside Community Plan:

- Land Use Guiding Principle 2.1 - Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations
- Land Use Guiding Principle 2.2 - Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment
- Redevelopment Goal 1.1 - New home construction - 25-50 homes per year

6. Size of Tract:

The subject property is 0.4061 of an acre, which may accommodate the proposed 11-townhomes.

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 requested “IDZ” base zoning is supported by 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.
- The applicant’s request the Master Plan’s Policy for Urban Design - Policy 4b, because it incentivizes property to encourage development in underutilized urban areas.
- The applicant’s request the Master Plan’s Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.

- The applicant's request the Master Plan's Policy for Urban Design - Policy 1d, because it develops criteria and procedures for infill development which will enhance the character of neighborhoods.