



City of San Antonio

Legislation Details (With Text)

File #: 18-3086

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/1/2018

Title: ZONING CASE # Z2018154 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for five (5) Townhomes on Lot 5 and west triangular 60.2 feet of Lot 6, Block 2, NCB 2870, located at 146 Valdez Avenue. Staff recommends Denial, with an Alternate Recommendation. (Associated Plan Amendment 18046)

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: 1

SUBJECT:

Zoning Case Z2018154
(Associated Plan Amendment 18046)

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for Five (5) Townhomes

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 1, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Carlos Mendoza

Applicant: Gilley Mendoza

Representative: Brown & Ortiz, P.C.

Location: 146 Valdez Avenue

Legal Description: Lot 5, and the west triangular 60.2 feet of Lot 6, Block 5, NCB 2870

Total Acreage: 0.2831

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: The Tobin Hill Community Association

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property is a part of the original 36 square miles of the City of San Antonio and was zoned "B" Residence District. A 1995 case, Ordinance 83331, rezoned the property to "R-1" Single-Family Residence District. Upon the adoption of the 2001 Unified Development Code the previous "R-1" converted to the current "R-6" Residential Single-Family.

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-6, C-1, RM-4

Current Land Uses: Single Family Residences, Vacant Lot

Direction: East

Current Base Zoning: None

Current Land Uses: Highway 281

Direction: South

Current Base Zoning: R-6, RM-4

Current Land Uses: Single Family Residences, Brackenridge Park Golf Course

Direction: West

Current Base Zoning: R-6

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: Valdez Avenue

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 8 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 base zoning district. Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools are allowed within the “R-6” district.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Midtown Regional Center, but not within a Premium Transit Corridor.

Staff Analysis and Recommendation: Staff recommends Denial, with an alternate recommendation of “R-3” Residential Single-Family.

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 Tobin Hill Neighborhood Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “IDZ” Infill Development base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the future land use from “Low Density Residential” to “Low Density Mixed Use”. Staff recommends Denial. Planning Commission recommends 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 applicant proposes to put up to five (5) detached townhomes on the property. The location of the property at the end of the block surrounded by “Low Density Residential” land uses and “R-6” Residential Single-Family zoning is appropriate for the area.

Staff recommends that the applicant rezone to “R-3” Residential Single-Family, with replatted 3,000 square foot lots for a maximum of four (4) units, which would not require a Plan Amendment.

3. Suitability as Presently Zoned:

The current “R-6” 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 does not appear to conflict with any public policy objective.

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 Neighborhoods - Policy 1d, because it promotes conversion or adaptive reuse of vacant or underutilized commercial buildings to provide affordable infill housing.

6. Size of Tract:

The subject property totals 0.2831 acres in size, which reasonably accommodates 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 of 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.