



City of San Antonio

Legislation Details (With Text)

File #: 18-3937
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/19/2018
Title: ZONING CASE # Z2018219 (Council District 5): 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 with uses permitted for six (6) live/work units on Lot 4 and Lot 5, Block 1, NCB 2573, located at 117 and 121 East Fest Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2018219

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) live/work units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 19, 2018

Case Manager: Kayla Leal, Planner

Property Owner: MP2 Urban Development, LLC

Applicant: Michael A. Perez

Representative: Michael A. Perez

Location: 117 and 121 East Fest Street

Legal Description: Lot 4 and Lot 5, Block 1, NCB 2573

Total Acreage: 0.276

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property is located within the Original 36 square-mile City Limits of San Antonio and was zoned "L" First Manufacturing District. The zoning converted to "I-2" Heavy Industrial District upon adoption of the new zoning codes of 1965 and again in 2001, established by Ordinance 93881, dated May 3, 2001. The zoning changed to "R-6" Residential Single-Family District in 2006, established by Ordinance 2006-12-14-1441, dated December 14, 2006.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-2, R-6

Current Land Uses: Vacant Industrial, Vacant Structure

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-6, IDZ

Current Land Uses: Single-Family Residential, Bicycle Shop

Direction: West

Current Base Zoning: R-6, I-1

Current Land Uses: Single-Family Residence, Vacant Lot

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: East Fest Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are multiple bus stops on South Flores Street and Nogalitos Street along Bus Routes 243, 251, 43, 44, 51, and 54.

Traffic Impact: The Traffic Impact Analysis (TIA) has been waived because “Infill Development Zone” is exempt from TIA requirements.

Parking Information: The Infill Development Zone (IDZ) base zoning district waives parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “R-6” base zoning district permits 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Downtown Regional Center and within a half (½)-mile of the Metro Premium Plus 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 Lone Star Community Plan and is currently designated “Low Density Mixed Use” 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.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district is appropriate for the surrounding area. There is “R-6” zoning and single-family residential uses surrounding the property.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The request is for six (6) live-work units, and although “IDZ” does not require parking, the applicant provides two (2) off-street parking spaces per unit.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The requested zoning is consistent with the Lone Star Community Plan.

6. Size of Tract:

The 0.276 acre site is of sufficient size to accommodate the proposed development. The lot is currently vacant so the proposed development will be new.

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.
- 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.