



City of San Antonio

Legislation Details (With Text)

File #: 19-1040
Type: Zoning Case
In control: Zoning Commission
On agenda: 12/18/2018
Title: ZONING CASE # Z-2018-900047 (Council District 2): A request for a change in zoning from "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "RM-6" Residential Mixed District on Lot 5, Lot 7, Lot 9 and Lot 11, Block 10, NCB 481, located at 1216 Austin Street. 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 Z-2018-900047

SUMMARY:
Current Zoning: "RM-6 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and "RM-6" Residential Mixed District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 18, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Paul Carter

Applicant: Paul Carter

Representative: Paul Carter

Location: 1216 Austin Street

Legal Description: Lot 5, 7, 9 and 11, Block 10, NCB 481

Total Acreage: 0.3087

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Government Hill Alliance Neighborhood Association

Applicable Agencies: Fort Sam

Property Details

Property History: The subject property was located in the Original 36-square-mile City Limits of San Antonio and zoned "J" Commercial District. The zoning converted to "I-1" General Industrial District upon adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001. The current "RM-6" Residential Mixed District changed from the previous "I-1" base zoning district, established by Ordinance 2010-11-04-0971, dated November 4, 2010.

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: RM-6, C-2

Current Land Uses: Vacant Lot, Single-Family Residence, Parking Lot, Moving Company, Printing Company

Direction: East

Current Base Zoning: RM-6, R-6

Current Land Uses: Single-Family Residential, Vacant Lot

Direction: South

Current Base Zoning: C-2, RM-6

Current Land Uses: Restaurant, Single-Family Residential

Direction: West

Current Base Zoning: I-1

Current Land Uses: San Antonio ISD

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: Austin Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are bus stops within walking distance on East Carson Street and East Grayson Street along Bus Route 20.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required. Infill Development Zone is waived from parking requirements.

Parking Information: Infill Development Zone 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 “RM-6” base zoning district permits uses such as a single-family dwelling (detached, attached or townhouse), two-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 6,000 square feet and a minimum lot width of 15 feet, 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 a half-mile of the New Braunfels Avenue 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 Government Hill Neighborhood Plan and is currently designated as “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. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “RM-6” base zoning district is appropriate for the surrounding area. The requested “IDZ” zoning will remain the uses permitted within the “RM-6” base zoning district.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The proposed zoning is consistent with zoning in the surrounding area and is to allow a single-family home with light commercial uses.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The request is consistent with the designated land use of the property and the surrounding area.

6. Size of Tract:

The 0.3087 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

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 following requirements:

- Master Plan's Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.
- Master Plan's Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.
- 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.
- 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.
- Master Plan's Policy for Neighborhoods - Policy 2b, because it creates mixed-use districts.
- Master Plan's Policy for Neighborhoods - Policy 4a, because it preserves and revitalizes housing and promotes targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.