



City of San Antonio

Legislation Details (With Text)

File #: 19-2274
Type: Zoning Case
In control: Zoning Commission
On agenda: 3/5/2019
Title: ZONING CASE # Z-2019-10700012 (Council District 2): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District for four (4) residential dwelling units on 0.1659 acres out of NCB 618, located at 412 South Hackberry Street. Staff recommends Denial.
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-2019-10700012

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

Requested Zoning: "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District for four (4) residential dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: March 5, 2019

Case Manager: Marco Hinojosa, Planner

Property Owner: Anthony Starling

Applicant: Michele Debs

Representative: Michele Debs

Location: 412 South Hackberry Street

Legal Description: 0.1659 acres out of NCB 618

Total Acreage: 0.1659

Notices Mailed

Owners of Property within 200 feet: 43

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association and Alamodome Gardens Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio. The subject property was zoned to "R-2" Two Family Residence District by Ordinance 79329, dated December 16, 1993. The property 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 is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "RM-4"

Current Land Uses: Residential Dwellings

Direction: East

Current Base Zoning: "RM-4"

Current Land Uses: Residential Dwellings

Direction: South

Current Base Zoning: "RM-4"

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: "RM-4" and "C-3NA"

Current Land Uses: Residential Dwellings and Testing Center

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: S Hackberry Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 28, 230

Thoroughfare: Wyoming Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 28, 230

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. IDZ is exempt from all TIA requirements.

Parking Information: Parking requirements are waived 50% for the “IDZ-2” base zoning district.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district of “RM-4”. These districts provide areas for medium to high-density residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring flexible yard and area standards. Mixed residential districts provide flexible density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within half a mile of a Premium Transit Corridor

Staff Analysis and Recommendation: Staff recommends Denial.

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 Downtown Neighborhood Plan, and is currently designated as “Residential” in the future land use component of the plan. The requested “IDZ-2” zoning is compatible with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. “IDZ” is not suitable for this area, as is in close proximity to the Alamodome. Zoning requests that reduce the parking requirements for any development in this area will have adverse impacts on the neighborhood. Additionally, there are no other instances of “IDZ” within the various blocks in this area. The zoning consists of mostly “RM-4”, which is characteristic of the neighborhood.

3. Suitability as Presently Zoned:

The current “RM-4” Residential Mixed District is appropriate for the subject property’s location.

4. Health, Safety and Welfare:

Staff has found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does appear to conflict with the following goals, principles, and objectives of the Downtown Neighborhood Plan

Downtown Neighborhood Plan Relevant Goals and Objectives:

- Continue to address policies related to Alamodome neighborhood parking to minimize any neighborhood impacts.

6. Size of Tract:

The subject property totals 0.1659 acres in size, which would reasonably accommodate four (4) residential dwelling units with 6 parking spaces.

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 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 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 Neighborhoods - Policy 4a, because it preserves and revitalizes housing and promotes targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.
- 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.