



City of San Antonio

Legislation Details (With Text)

File #: 19-2276

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/5/2019

Title: ZONING CASE # Z-2019-10700011 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) residential dwelling units on 0.226 acres out of NCB 767, located at 603 West Euclid Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment # PA2019-11600001)

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 Z-2019-10700011
(Associated Plan Amendment PA-2019-11600001)

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ-1 AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) residential dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 5, 2019

Case Manager: Marco Hinojosa, Planner

Property Owner: DBO Investments, LLC

Applicant: DBO Investments, LLC

Representative: Patrick Christensen

Location: 603 West Euclid Avenue

Legal Description: 0.226 acres out of NCB 767

Total Acreage: 0.226

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Five Points 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 property was rezoned from "MF-33" Multi-Family District to "R-4" Residential Single-Family District by Ordinance 97522, dated April 24, 2003.

Topography: The property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-4"

Current Land Uses: Residential Dwellings

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Residential Dwellings

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Residential Dwellings

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: School

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: W Euclid Avenue

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 2, 4, 82, 88, 95, 96, 97, 202, 282, 288 and 296.

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

Parking Information: The minimum parking requirements for four (4) unit dwellings are 1.5 spaces per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district of “R-4”. These districts provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Midtown Regional Center and half a mile of a Premium Transit Corridor.

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 Five Points Neighborhood Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “IDZ” base zoning is not compatible with the future land use designation. The applicant is requesting a Plan Amendment from “Low Density Residential” to “Medium Density Residential” to accommodate the proposed rezoning. Staff and Planning Commission recommend approval of the Plan Amendment.

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 surrounding properties to the north and east of the subject property are “MF-33” and the requested “IDZ” with a density of approximately 18 units per acre is consistent with neighboring lands.

3. Suitability as Presently Zoned:

The current “R-4” Residential Single-Family district is appropriate for the subject property’s location.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Five Points Neighborhood Plan.

Five Points Neighborhood Plan Relevant Goals and Objectives:

- Preserve, rehabilitate and improve the housing stock

- Encourage new residential development consistent with the existing architectural character of the neighborhood
- Redevelop and revitalize the neighborhood
 - Encourage infill development residential uses, excluding industrial uses

6. Size of Tract:

The subject property totals 0.226 acres in size, which reasonably accommodates four (4) residential dwelling units.

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, lot 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 meets 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 meets 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 meets 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.

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.