



City of San Antonio

Legislation Details (With Text)

File #: 19-4122
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/21/2019
Title: ZONING CASE Z-2019-10700077 (Council District 2): A request for a change in zoning from "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) residential units on the west 25-foot Lot 1, Block 1, NCB 609, located at 400 Montana Street. Staff recommends Approval. (Sara Serra, Planner (210) 207-7898, sara.serra@sanantonio.gov; Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan, 3. Ground Plan Comparison Form

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-2019-10700077

SUMMARY:
Current Zoning: "AE-2 AHOD" Arts and Entertainment Airport Hazard Overlay District

Requested Zoning: "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) residential units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 21, 2019

Case Manager: Sara Serra, Planner

Property Owner: Elbert Fuqua

Applicant: Elbert Fuqua

Representative: Elbert Fuqua

Location: 400 Montana Street

Legal Description: West 25-feet Lot 1, Block 1, NCB 609

Total Acreage: 0.0528 acre

Notices Mailed

Owners of Property within 200 feet: 35

Registered Neighborhood Associations within 200 feet: Alamodome Gardens Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The property is part of the Original 36 square miles of the city of San Antonio. Zoned as “R-2” Two Family Residence District it was converted to “RM-4” Residential Mixed District in 2001. In December 14, 2009 the property was part of a large rezoning case that changed the “RM-4” Residential Mixed District to “AE-2” Arts and Entertainment District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “AE-2”

Current Land Uses: Residential

Direction: East

Current Base Zoning: “AE-2”

Current Land Uses: Vacant lot

Direction: South

Current Base Zoning: “RM-4”

Current Land Uses: Residential

Direction: West

Current Base Zoning: “AE-2”

Current Land Uses: Residential

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: Montana Street

Existing Character: Collector

Proposed Changes: None

Thoroughfare: South Mesquite

Existing Character: Local

Proposed Changes: None

Public Transit: VIA bus routes within walking distance of the subject property are: 28 (Porter Frequent), and 230 (Rigsby/ Porter Lineup).

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The minimum parking requirements for a single-family dwelling is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district of "AE-2". Even though Arts and Entertainment District allows for dwelling units, taking in consideration the property dimension complying with the building restrictions makes the property impossible to be occupied.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center, but it is located within half a mile of a 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 Downtown Neighborhood Plan and is currently designated as "Residential" in the future land use component of the plan. The requested "IDZ-2 with uses permitted for two (2) dwelling units base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "AE-2 AHOD" Arts and Entertainment District is an appropriate zoning for the property and surrounding area.

4. Health, Safety and Welfare:

Staff has not found 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 Downtown Community Plan:

- Geographically balance businesses, entertainment, community facilities, arts, culture and residential projects to enhance downtown's urban character. Create design standards and a model downtown neighborhood.
- Create urban neighborhoods and increase the number of residents living downtown. Encourage affordable housing for a wider range of people and create new housing incentives

6. Size of Tract:

The subject property is 0.0528 acres, which could reasonably accommodate two (2) residential 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, 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 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 Urban Design - Policy 4b, because it incentivizes property to encourage development in underutilized urban areas.