



City of San Antonio

Legislation Details (With Text)

File #: 19-5914

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/20/2019

Title: ZONING CASE Z-2019-10700173 (Council District 1): A request for a change in zoning from "R-6 UC-4 AHOD" Residential Single-Family North Saint Mary's Street Urban Corridor Airport Hazard Overlay District to "IDZ-2 UC-4 AHOD" Limited Intensity Infill Development Zone North Saint Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lots 23 and 24, BLK 5, NCB 6793, located at 760 East Locust Street. Staff recommends Approval. (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Ground Plan Comparison From

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-2019-10700173

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 20, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Terry McManus and Barbara McManus

Applicant: Terry McManus

Representative: Terry McManus

Location: 760 East Locust Street

Legal Description: Lot 23 and Lot 24, Block 5, NCB 6793

Total Acreage: 0.1377

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: The Tobin Hill Community Neighborhood Association

Applicable Agencies: Fort Sam Houston

Property Details

Property History: The subject property was rezoned from “J” Commercial District to “R-1” Single Family Residence District by Ordinance 83331, dated December 14, 1995. The property converted from “R-1” Single Family District to the current “R-6” Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “IDZ” and “I-1”

Current Land Uses: Flasher Equipment Co. and Office/Warehouse Building

Direction: East

Current Base Zoning: “R-6” and “C-3NA”

Current Land Uses: Single-Family Residences, Parking Lot, and Office Buildings

Direction: South

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences and Vacant Lot

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: East Locust Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 8

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

Parking Information:

The minimum parking requirement for four (4) residential units is 1.5 spaces per unit. However, “IDZ” waves parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-6”. “R-6” allows for single-family dwellings (detached) with a minimum lot size of six thousand square feet and a minimum lot width of fifty feet, foster family home, public and private schools.

IDZ-2 allows flexible standards for use, setbacks, and parking for the development and reuse of underutilized parcels within a qualifying area of the city. Specifically, IDZ-2 permits up to fifty residential units per acre, with a maximum building height of four stories. Additionally, the front setbacks are waived for IDZ-2 and the rear and side perimeters are set at five feet.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is located within the Midtown Regional Center and half 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 Tobin Hill Neighborhood Plan and is currently designated as “Low Density Mixed Use” in the future land use component of the plan. The requested “IDZ-2” base zoning is compatible with the future 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 property is within a block of single family homes, vacant property and commercial uses and is across from a townhome development. Additionally, as the property is within 50 feet of single family uses/zones, the structure is restricted to 2 ½ story / 35 foot building height limitation. Any additional height will require a variance to the Board of Adjustment.

3. Suitability as Presently Zoned:

The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The requested “IDZ-2” allows consideration of additional housing density.

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 Tobin Hill Neighborhood Plan.

Tobin Hill Neighborhood Plan Relevant Goals and Objectives:

- Encourage and facilitate the development of quality, compatible infill housing where appropriate.

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.

6. Size of Tract:

The subject property is 0.1377 acres, which will adequately support the development of four residential units.

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, JB SA 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.