



City of San Antonio

Legislation Details (With Text)

File #: 19-8451
Type: Zoning Case
In control: Zoning Commission
On agenda: 12/17/2019
Title: ZONING CASE Z-2019-10700263 (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 with uses permitted for three (3) dwelling units on Lot 19, Block 18, NCB 665, located at 1131 South Mesquite Street. Staff recommends Approval. (Lorianne Thennes, Planner (210) 207-7945, lorianne.thennes, 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 Z2019-10700263

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 with uses permitted for three (3) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 17, 2019

Case Manager: Lorianne Thennes, Planner

Property Owner: Dennis Karasek

Applicant: Laurentiu Popa

Representative: Laurentiu Popa

Location: 1131 South Mesquite Street

Legal Description: Lot 19, Block 18, NCB 665

Total Acreage: 0.1584 acres

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: Solid Waste Management

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio and was zoned "J" Commercial District. It was rezoned to "R-2" Residential District according to Ordinance 79329, dated December 16, 1993. The "R-2" base zoning district converted to "RM-4" in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "RM-4"

Current Land Uses: Single-family dwellings, duplex

Direction: East

Current Base Zoning: "RM-4"

Current Land Uses: Single-family dwellings, duplex

Direction: South

Current Base Zoning: "RM-4"

Current Land Uses: Single-family dwellings, duplex

Direction: West

Current Base Zoning: "RM-4"

Current Land Uses: Single-family dwellings, duplex

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: South Mesquite Street

Existing Character: Local

Proposed Changes: None

Thoroughfare: Florida Street

Existing Character: Minor

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes: 28, 30, 32, 230, 232

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: "IDZ-2" waives parking requirements up to 50%.

ISSUE:

None.

ALTERNATIVES:

Current: The current "RM-4" base zoning district provides areas for medium to high-density residential uses where adequate public facilities and services exist with capacity to serve development. This district is 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.

Proposed: The proposed "IDZ-2" base zoning district provides flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. Any use may be permitted within an "IDZ" so long as it complies with the standards of this section.

The applicant proposes three (3) residential units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or 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 Arena District/Eastside Community Plan and is currently designated as "Medium Density Residential" in the future land use component of the plan. The requested "IDZ-2" 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. The requested density is already established in the area, with neighboring duplexes surrounding the subject property. The Arena District/Eastside Community Plan calls for providing neighborhoods with the necessary improvements to enable infill development and redevelopment as well as emphasizing positive social and economic effects. This request fulfills these goals, and the request for three single-family dwelling units is appropriate based on the existing land uses and densities in the area. The subject property is corner lot, so there is ingress/egress access on Florida Street and Mesquite Street.

3. Suitability as Presently Zoned:

The current "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District is an appropriate zoning for the property and surrounding area. It would allow development of up to four (4) units. The proposed "IDZ-1" is for less density of three (3) residential units and must be developed as set out in the site plan.

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 Arena District/Eastside Community Plan:

Goal 2.2: Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment

Goal 4: Emphasize positive social and economic effects

"IDZ"

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 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 Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.

6. Size of Tract:

The subject property is .1584 acres, which could reasonably accommodate three (3) residential units.

7. Other Factors:

None.