



City of San Antonio

Legislation Details (With Text)

File #: 19-8782

Type: Zoning Case

In control: Zoning Commission

On agenda: 12/3/2019

Title: ZONING CASE Z-2019-10700291 (Council District 1): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eighteen (18) residential units on 0.744 acres out of NCB 11882, located at 1411 East Sandalwood Lane. Staff recommends Denial with an Alternate Recommendation. (Associated Plan Amendment PA-2019-11600084) (Patricia Franco, Planner (210) 207-5876, patricia.franco@sanantonio.gov, Development Services Department).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location map, 2. Site Plan

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z-2019-10700291

SUMMARY:
Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eighteen (18) dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 3, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Yasmine Sylvia Lopez and Mark Lopez

Applicant: Ryan McLeird

Representative: Ryan McLeird

Location: 1411 East Sandalwood

Legal Description: 0.744 acres out of NCB 11882

Total Acreage: 0.744

Notices Mailed

Owners of Property within 200 feet: 41

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The property is part of the original 36 Square Miles of San Antonio and was originally zoned "A" Single Family District. The subject property converted from "A" to "R-5" Single Family Residence District with the adoption of the 1965 Unified Development Code, established by Ordinance 33412, dated June 28, 1965. The subject property converted from "R-5" Single Family Residence District to "R-5" Residential Single-Family with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 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: "R-4"

Current Land Uses: Single Family Dwelling

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: Single Family Dwelling

Direction: West

Current Base Zoning: "C-3NA"

Current Land Uses: Home Depot

Direction: South

Current Base Zoning: "IDZ"

Current Land Uses: Single Family Dwellings

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: Sandalwood
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 647

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

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

ISSUE:
None.

ALTERNATIVES:

Approval of the requested zoning change would result in the subject property would result in the property being zoned “IDZ-1” Limited Intensity Infill Development Zone with uses permitted for three (18) dwelling units.

Current: “R-5” Residential Single Family district would allow a Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed: “IDZ-2” Medium Intensity Infill Development Zone districts provide flexible standards for use, setbacks, and parking for the development and reuse of underutilized parcels within a qualifying area of the city. For the subject property, the requested use is for eighteen single family residential dwellings. In this request, it will provide for eighteen (18) residential units.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located in the Greater Airport Area Regional Center. The property is not located within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an alternate recommendation of “IDZ-2” with six (6) residential dwelling units.

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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “IDZ-2” base zoning district is consistent with the adopted 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. The proposed “IDZ-2” adds density not already established on the blockface.

3. Suitability as Presently Zoned:

The current “R-5” zoning is appropriate for the property and surrounding area.

The proposed “IDZ-2” would allow excess density within a primarily single family area. The existing “IDZ” along Sandalwood are single-family homes with reduced setbacks of the IDZ standards; additional density would be more appropriate along Sunset Boulevard.

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 subject property is located within the San Antonio International Airport Vicinity Land Use Plan. The proposed rezoning appears to conflict with the following goals, principles, and objectives of the San Antonio International Airport Vicinity Land Use Plan:

Objective 2.2: Housing Character

Maintain the historic character of the neighborhoods’ housing while building on the increased demand for area homes to attract reinvestment by new families.

- 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 Urban Design - Policy 4b, because it incentivizes property to encourage development in underutilized urban areas.

"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 of 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.

6. Size of Tract:

The subject property is 0.744 acres, which could reasonably accommodate eighteen (18) dwelling units.

7. Other Factors:

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.