



City of San Antonio

Legislation Details (With Text)

File #: 20-1348
Type: Zoning Case
In control: Zoning Commission
On agenda: 1/21/2020
Title: ZONING CASE Z-2019-10700313 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Low Intensity Airport Hazard Overlay District with uses permitted for two (2) dwelling units on the north 97-feet of Lot A11, and the north 97-feet of the west 5.6-feet of Lot A12, NCB 1720, located at 302 East French Place. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)
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: 1

SUBJECT:
Zoning Case Z-2019-10700313

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

Requested Zoning: "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: January 21, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Thomas Charvet

Applicant: Jake Oder

Representative: Jake Oder

Location: 302 East French Place

Legal Description: the north 97-feet of Lot A11, and the north 97-feet of the west 5.6-feet of Lot A12, NCB 1720

Total Acreage: 0.1358

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Applicable Agencies: Solid Waste Department, Fort Sam Houston

Property Details

Property History: The property is part of the original 36 square miles of San Antonio and was zoned "D" Apartment to "R-1" Single Family by Ordinance 83331. "R-1" single Family was converted to "R-6" Single Family Residential by the adoption of the 2001 UDC.

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-6"

Current Land Uses: Single Family Dwelling

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single Family Dwelling

Direction: West

Current Base Zoning: "RM-4"

Current Land Uses: Duplex

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single Family Dwelling

Overlay and Special District Information:

"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, lots sizes, and setbacks.

"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: French

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 5, 8, 11, 20, 204

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: The parking minimum for IDZ-1 is waived.

ISSUE:

None.

ALTERNATIVES:

Current: The existing "R-6" Single Family Residential would allow a Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools. "R-6" zones require lots to be 6,000 square feet, have front setbacks of 10 feet, and have rear setbacks of 20 feet. The current zoning would leave this small undevelopable, as it is currently less than 6000 square feet.

Proposed: The proposed "IDZ-1" Infill Development Zone is a more appropriate zoning for this small vacant lot, as it allows for smaller setbacks, an unconventional building envelope within the developable space, and less parking. Two compact single family homes are enabled by the criteria of the "IDZ-1" zone and the site plan proposed by the applicant.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is part of the Midtown Regional Center and is within 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 Midtown Regional Center Plan and is currently designated as "Urban Low Density Residential" in the future land use component of the plan. The requested "IDZ-1" 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 “R-6” zoning is not appropriate for the property and surrounding area, as it is less than 6,000 square feet. The proposed “IDZ-1” would be more appropriate for a small infill lot such as the subject property. Allowing two small residential units is similar to having a primary residence and an accessory structure or “granny flat”.

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 Midtown Regional Center Plan:

Goal 5: Broaden Housing Choices

Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others.

Conserve existing affordable housing and the existing diverse mix of housing types, and expand affordable housing options.

Rehabilitate or redevelop housing that is in poor condition.

Focus most new housing development closer to multimodal transportation corridors.

Goal 10: Pursue Transformative Projects

Elevate the Midtown Area’s aesthetic appeal, stimulate economic growth, and meet local needs by transforming vacant properties and older buildings through reuse, redevelopment, or new development.

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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 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 0.1358 acres, which could reasonably accommodate single-family homes.

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.