City of San Antonio

Legislation Details (With Text)

File #:	20-3322
Type:	Zoning Case
	In control: City Council A Session
On agenda:	6/4/2020
Title:	ZONING CASE Z-2020-10700033 (Council District 1): Ordinance amending the Zoning District Boundary from "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office to "IDZ-1 AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units and a Professional Office on Lot F, Block 1, NCB 216, located at 814 West Euclid Avenue. Staff and Zoning Commission recommend Approval.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map, 2. Site Plan, 3. Draft Ordinance, 4. Zoning Minutes, 5. Ordinance 2020-06-04-0374

Date	Ver.	Action By	Action	Result
6/4/2020	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2020-10700033

SUMMARY:
Current Zoning: "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office

Requested Zoning: "IDZ-1 AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units and a Professional Office

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 5, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: MSC Holding, LLC

Applicant: MSC Holding, LLC

Representative: Eduardo Magaloni

Location: 814 West Euclid Avenue

Legal Description: Lot F, Block 1, NCB 216

Total Acreage: 0.1780 acres

Notices Mailed
Owners of Property within 200 feet: 26
Registered Neighborhood Associations within 200 feet: Five Points Neighborhood Association
Applicable Agencies: None

Property Details
Property History: The subject property is part of the original 36 square miles of the city and was originally zoned "C" Apartment District. The previous "C" district converted to "MF-33" Multi-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001. The property ws rezoned from "MF-33" to "R-4" Residential Single-Family District by Ordinance 97522, dated April 23, 2003. It was then rezoned to "R-4 CD" with a conditional use for a Professional Office by Ordinance 2007-01-04-0021, dated January 4, 2007.

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" and "IDZ"
Current Land Uses: Single-family dwellings

Direction: East
Current Base Zoning: "IDZ" and "R-4"
Current Land Uses: Single-family dwellings, multi-family dwelling and professional office

Direction: South
Current Base Zoning: "IDZ"
Current Land Uses: Single-family dwellings

Direction: West
Current Base Zoning: "R-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: West Euclid Avenue
Existing Character: Local

Proposed Changes: None

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

Routes: 2, 82, 88, 202, 282, 288

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 minimum parking requirement is waived by 50% in "IDZ-1."

ISSUE: None.

ALTERNATIVES:
Current: The current "R-4" Residential Single-Family District provides areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The proposed "IDZ-1" Limited Intensity Infill Development 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.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is within a regional center and a premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend 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 Area Regional Center Plan and is currently designated as "General Urban Tier." The requested "IDZ-1" with uses permitted for three (3) dwelling units and a Professional Office 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. "IDZ" Infill Development Zone District has already been established in the area.

3. Suitability as Presently Zoned:
The current "R-4 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office is an appropriate zoning for the property and surrounding area. The proposed

"IDZ-1" is consistent with the development pattern and uses in the 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 appears to conflict with the following goals, principles, and objectives of the Midtown Area Regional Center Plan:

Goal 1.2- Maintain buildings with exemplary historic character.
Goal 4.2- Accommodate growth while preserving distinct characteristics of each part of Midtown and providing thoughtful transitions between uses.
Goal 5.1- Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others.
Goal 5.3- Rehabilitate or redevelop housing that is in poor condition.

"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.

- 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 Urban Design - Policy 1c, because it develops zoning that allows mixed-use development (i.e. residential and commercial) to be placed in the same building.
- The applicant's request 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.

6. Size of Tract:
The subject property is 0.1780 acres, which could reasonably accommodate three (3) dwelling units and a professional office.

7. Other Factors:
None.