City of San Antonio

Legislation Details (With Text)

File #:	21-4313
Type:	Zoning Case
In control:	City Council A Session
On agenda:	6/17/2021
Title:	ZONING CASE Z-2021-10700076 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) dwelling units on Lot 18, NCB 16, located at 212 Clay Street. Staff and Zoning Commission recommend Approval.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map, 2. Site Plan, 3. Ground Floor Comparison Form, 4. Zoning Minutes, 5. Draft Ordinance

Date	Ver.	Action By	Action	Result
6/17/2021	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z-2021-10700076

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: May 18, 2021

Case Manager: Justin Malone, Planner

Property Owner: Wade Bass, Jerri Bass & Nicolas Hugon

Applicant: Wade Bass

Representative: Killen, Griffin & Farrimond, PLLC

Location: 212 Clay Street

Legal Description: Lot 18, NCB 16

Total Acreage: 0.161

Notices Mailed
Owners of Property within 200 feet: 21
Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association
Applicable Agencies: None

Property Details
Property History: The subject property is located within the original 36 miles of the city of San Antonio and was originally zoned "L" First Manufacturing District. Under the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "L" First Manufacturing District converted to "I-2" Heavy Industrial District. The subject property was rezoned by a 2006 City-initiated large-area case, from "I-2" Heavy Industrial District to "R-6" Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: "NC IDZ", "C-2P"
Current Land Uses: Law Office, Ice Cream Shop

Direction: East
Current Base Zoning: "R-6"
Current Land Uses: Single-Family Residential

Direction: South
Current Base Zoning: "I-2"
Current Land Uses: Vacant Land

Direction: West
Current Base Zoning: "RM-4"
Current Land Uses: Single Family Residential

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: Clay Street
Existing Character: Local
Proposed Changes: None known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 43, 44, 46, 243, 246

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: The parking requirement for "IDZ-1" is waived.

ISSUE:
None.

ALTERNATIVES:
Current: The current zoning district designation of "R-6" are intended for 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.

Proposed: The proposed zoning district designation of "IDZ-1" Limited Density Infill Development Zone allows rezoning requests up to 18 units per acre and uses permitted for two (2) dwelling units. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

FISCAL IMPACT:
None.

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

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) 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 Downtown Area Regional Center Plan and is currently designated as "Medium Density Residential" in the land use component of the plan. The requested "IDZ-1" base zoning district is consistent with the adopted 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. There are several properties in the area that have two (2) or more residential units. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:
The existing "R-6" base zoning district is appropriate for the surrounding area. The proposed "IDZ-1" is also appropriate and achieves the plan's goal of increasing residential density within the Downtown Area Regional Center Plan. The site is located on Clay Street, less than one block from South Flores Street. The proposed zoning change is requested to allow for two (2) dwelling units, per the submitted 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 request does not appear to conflict with any public policy objective of the Downtown Area Regional Center Plan, which encourages the following:

Goal 4: Diversify the Mix of Uses in the Downtown Core

- Encourage new and renovated buildings to incorporate a mix of uses;
- Encourage the development of vacant lots in the city center with a geographically balanced mix of uses;
- Attract additional housing and a diversity of employment options in the Downtown core; and
- Create complete neighborhoods by providing residents with safe and convenient access to daily activities, goods, and services.

Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods

- Provide a variety of housing types, both owner- and renter-occupied, that are affordable for people at all stages of life and for a range of income levels;
- Preserve existing affordable housing;
- Emphasize the development of "Missing Middle" housing for both renters and owners; and
- Ensure Downtown is a livable place for families, children, students, the elderly, and others.

6. Size of Tract:

The 0.161-acre site is of sufficient size to accommodate the proposed use of two (2) dwelling units.

7. Other Factors:
The applicant is requesting to rezone from "R-6" to "IDZ-1", to allow two (2) dwelling units, as per the submitted site plan. Use of the "IDZ-1" zoning designation allows the applicant to build two (2) units, while addressing any setback requirements.