City of San Antonio

Legislation Details (With Text)

File #:	21-4318
Type:	Zoning Case
In control:	City Council A Session
On agenda:	6/17/2021
Title:	ZONING CASE Z-2021-10700083 (Council District 10): Ordinance amending the Zoning District Boundary from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "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 six (6) dwelling units, on Lot 19, Lot 20, Lot 21, Lot 22, and Lot 23, Block 2, NCB 12163, located at 628 Ira Lee Road. Staff and Zoning Commission recommend Approval.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2021-06-17-0507

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:
Zoning Case Z-2021-10700083

SUMMARY:
Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District and "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 six (6) dwelling units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 1, 2021

Case Manager: Michael Pepe, Planner

Property Owner: Salado Townhomes LLC

Applicant: Mark Haynie

Representative: Mark Haynie

Location: 628 Ire Lee Road

Legal Description: Lot 19, Lot 20, Lot 21, Lot 22, and Lot 23, Block 2, NCB 12163

Total Acreage: 0.359

Notices Mailed
Owners of Property within 200 feet: 30
Registered Neighborhood Associations within 200 feet: Oakwell Farms Homeowner's Association
Applicable Agencies: None

Property Details
Property History: The property was annexed into the City of San Antonio by Ordinance 18115 dated September 24, 1952 and was originally zoned "A" Residence District. The southern portion of the property was rezoned to "R-3" by Ordinance 57073 dated June 2, 1983. The subject property converted from "A" and "R-3" respectively to "R-5" Residential Single-Family District and "MF-33" Multifamily District 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 flood plain.

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: "MF-33", "O-2 PUD"
Current Land Uses: Greenbelt / Creekway

Direction: South
Current Base Zoning: "RM-4 PUD"
Current Land Uses: Small lot single-family homes

Direction: East
Current Base Zoning: "MF-33"
Current Land Uses: Greenbelt / Creekway

Direction: West
Current Base Zoning: "R-6", "O-2 PUD"
Current Land Uses: Single-family homes, Park Trailhead

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.

"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.

Transportation
Thoroughfare: Ira Lee
Existing Character: Collector
Proposed Changes: None known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes served: 509

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 for single-family homes is 1 space per unit. However, the minimum parking requirement in IDZ-2 is reduced by 50%.

ISSUE:
None.

ALTERNATIVES:
Current: The existing "R-5" allows 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. The current "MF-33" Multifamily District allows for multifamily dwelling, single-family dwelling (detached, attached, or townhouse), two-family dwelling, three-family dwelling, row-house or zero-lot line dwelling, with a maximum density of thirty-three (33) units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

Proposed: The proposed zoning district designation of "IDZ-2" allows rezoning requests with uses permitted for up to fifty (50) residential units per acre. 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.

The requested "IDZ-2" only allows the development of (six) 6 units pursuant to a site plan.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is not within a regional center but it is located within the 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 San Antonio International Airport Vicinity 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 adopted land use.

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 proposed “IDZ-2” is an appropriate zoning for the established use and the surrounding area.

3. Suitability as Presently Zoned:
The current “R-5” Residential Single-Family District is not appropriate zoning for the property and surrounding area, whereas the current “MF-33” Multi-Family District is an appropriate district for the property. However, the proposed “IDZ-2” is more appropriate which allows the existing six (6) units and brings the property into conformance related to height and rear setbacks.

4. Health, Safety and Welfare:
Staff has not found indication of likely adverse effects on the public health, safety, or welfare. The rezoning would allow for better maintenance and permitting of the existing structures.

5. Public Policy:
The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the San Antonio International Airport Vicinity Plan:

Goal I: Protect the quality of life of residents including health, safety and welfare
Objective 1.1 Protect integrity of exiting residential neighborhoods and prevent excessive noise pollution and other airport hazards
Objective 1.2 Discourage developments of incompatible uses in the airport environs and noise exposure contours
Objective 1.3 Enhance quality of the environment in existing neighborhoods that are impacted by airport noise

The applicable “IDZ” criteria is as follows:

• 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.

6. Size of Tract:
The subject property is 0.359 acres, which could reasonably accommodate the existing residential uses.

7. Other Factors:
The applicant is rezoning to allow for the existing four (4) single-family residential townhomes and one (1) two -unit townhome at 700 Ira Lee. The zoning change is necessary to permit the existing two (2) units at 700 Ira Lee, as well as to bring the height of 700 Ira Lee into conformance.