



City of San Antonio

Agenda Memorandum

File Number:16-1313

Agenda Item Number: 8.

Agenda Date: 1/19/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016019
(Associated Plan Amendment 16005)

SUMMARY:

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to allow for five (5) Single-Family Dwelling Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: 214 C. LLC

Applicant: Salah E. Diab of Seda Consulting Engineers

Representative: Dr. Salah E. Diab

Location: 200 Block of Simon Street

Legal Description: 0.293 acres of land out of NCB 2574 and NCB 2859

Total Acreage: 0.293

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits in 1938. According to available records, the subject property was zoned “L” First Manufacturing District. Upon the adoption of the 2001 Unified Development Code, the subject property was converted from “L” to “I-2” Heavy Industrial District. The subject property was then rezoned from “I-2” to “R-6” Single Family Residential District (Ordinance # 20061441).

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Single Family Residences

Direction: East

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences, Duplexes

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences, Triplexes, Quadplexes

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences, Quadplexes, Multi-Family Dwellings

Overlay and Special District Information: 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: Simon Street

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Fest Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA Bus Routes 43, 44, and 243 have stops one block away from the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements

Parking Information:

“IDZ” Infill Development Zone District waives parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “R-6” zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the Lone Star Community Plan and is designated as Low Density Residential. The requested "IDZ" base zoning district is not consistent with the adopted land use designation. The applicant has requested an associated Plan Amendment to Low Density Mixed Use. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request. The proposed zoning is consistent with surrounding properties as the area currently has properties composed of duplexes, quadplexes, and multiple dwellings per lot.

3. Suitability as Presently Zoned:

The existing "R-6" zoning district is appropriate for the subject property and surrounding areas. However, the proposed “IDZ” zoning will provide support for the development of additional single-family uses within the Lone Star community and will not have any negative effects on the future development of adjacent properties. The requested zoning is suitable with the current development within the project area as there are several new and existing infill and high density developments.

4. Health, Safety and Welfare:

Staff has found no 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. The zoning request fulfills the goals of the Lone Star Neighborhood Plan, by rezoning to provide for a range of housing types including single-family detached, townhouses, senior housing, live/ work units, and apartments. The request also fulfills the goal of rehabilitating the existing housing stock that contributes to maintaining and in some cases increasing property values as well as health, safety and well being of the neighborhood.

6. Size of Tract:

The subject property is 0.293 acres in size, which accommodates the proposed development for five (5) single-family dwelling units with adequate space for parking.

7. Other Factors:

None.