



City of San Antonio

Agenda Memorandum

File Number:16-1690

Agenda Item Number: 20.

Agenda Date: 2/16/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016090

SUMMARY:

Current Zoning: "MF-33 H AHOD" Multi-Family District Tobin Hill Historic Airport Hazard Overlay District

Requested Zoning: "IDZ H AHOD" Infill Development Zone Tobin Hill Historic Airport Hazard Overlay District with uses for two (2) Single-Family Attached Homes

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 16, 2016

Case Manager: Ernest Brown, Planner

Property Owner: K/T TX Holdings, LLC

Applicant: K/T TX Holdings, LLC c/o John Cooley

Representative: John Cooley

Location: 321 East Locust Street

Legal Description: East 50 feet of Lot 5, Block 3, NCB 1738

Total Acreage: 0.1917

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Applicable Agencies: None.

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned “D” Apartment District. A 1995 City-initiated rezoning case changed the zoning from “D” Apartment District to “R-3” Multi-Family Residential District. Upon adoption of the 2001 Unified Development Code, the zoning district converted to the current “MF-33” Multi-Family District. The subject property is not platted in its current configuration and is unimproved. In 2007 Tobin Hill Phase 1 was designated a Historic District and Phase 2 was designated in 2008.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, MF-33 H

Current Land Uses: Office, Apartments, 2 Dwelling Units

Direction: East

Current Base Zoning: MF-33

Current Land Uses: 2 Dwelling Units, Apartment, Vacant

Direction: South

Current Base Zoning: MF-33 H

Current Land Uses: Vacant, 2 Dwelling, Single-Family

Direction: West

Current Base Zoning: C-2

Current Land Uses: Office

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.

The surrounding properties are located in the Tobin Hill Historic District, which was adopted in 2003. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

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.

Transportation

Thoroughfare: East Locust Street, Paschal Street

Existing Character: Local, Type A, one lane each direction with sidewalks on both sides.

Proposed Changes: None known

Public Transit: The nearest VIA bus routes are 5, and 204 which operates west of the subject property on McCullough Avenue.

Traffic Impact: A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

Parking Information: “IDZ” Infill Development Zone waives minimum parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

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 Tobin Hill Neighborhood Plan and is currently designated as Medium Density Residential Use in the future land use component of the plan. The proposed use is consistent with the Tobin Hill Neighborhood Plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “MF-33” base zoning district is suitable as presently zoned.

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 proposed development for multiple family dwelling units is consistent with the Tobin Hill Neighborhood Plan objective for Medium Density Residential land use.

6. Size of Tract:

The subject property measures 0.1917 of an acre tract and is sufficient to accommodate the proposed development and parking requirements.

7. Other Factors:

The applicant is utilizing the “IDZ” to allow flexibility of the development of two (2) single-family attached homes.