



City of San Antonio

Agenda Memorandum

File Number:16-3241

Agenda Item Number: 14.

Agenda Date: 6/7/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016169

SUMMARY:

Current Zoning: "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Overlay Zone Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for fifteen (15) single-family residential units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 7, 2016. This case has been expedited to the June 16, 2016 City Council meeting.

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: 202 Keller LLC (Peter Greenblum)

Applicant: Salah Diab, P.E.

Representative: Salah Diab, P.E.

Location: 202 Keller Street

Legal Description: 0.88 acres out of NCB 2577

Total Acreage: 0.88

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association
Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned “J” and “L” Districts. Upon adoption of the 1965 Unified Development Code, the property converted to “I-1” General Industrial District and “I-2” Heavy Industrial District. A 2015 zoning case rezoned the property to "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Zone Airport Hazard Overlay District. The property is undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6, R-6 CD, I-2 HS

Current Land Uses: Single-Family Residences, Pickard Pecan

Direction: West

Current Base Zoning: R-6, R-6 CD

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: I-1

Current Land Uses: Church

Direction: East

Current Base Zoning: I-1

Current Land Uses: Church Hall

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: Keller Street

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Nogalitos Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA bus route #43 stops at the corner of Cevallos Street and Nogalitos Street.

Traffic Impact: “IDZ” zoning is exempt from TIA requirements.

Parking Information: The “IDZ” Infill Development Zone District eliminates off-street parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the current zoning 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 Lone Star Community Plan and is currently designated as Low Density Mixed Use in the future land use component of the plan. The requested "IDZ" Infill Development Zone base district is consistent with the Low Density Mixed Use land use designation.

2. Adverse Impacts on Neighboring Lands:

The proposed "IDZ" base zoning district will not result in adverse impacts to neighboring lands and will add much needed housing stock to the area.

3. Suitability as Presently Zoned:

The existing land uses in the area consist of residential and public/institutional buildings, such as churches and private schools. The requested zoning would be in character and a suitable use of the subject property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this zoning request.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The proposed request meets the Lone Star Community Plan in land use goal of utilizing building design principles which include attractive and functional streetscapes, inviting public spaces, creative design and material selection, sustainable development techniques, and a mix of uses into new development and redevelopment projects.

6. Size of Tract:

The subject property totals 0.88 acres in size, which adequately accommodates the uses permitted in the requested zoning district.

7. Other Factors:

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.

The current zoning with “IDZ” as an overlay requires single family development to be developed according to “R-4” standards, including lot size and frontage of each lot on a public street. The applicant needs “IDZ” as a base district in order to subdivide the lots smaller than 4,000 square feet and front on an access easement.