



City of San Antonio

Agenda Memorandum

File Number:17-1934

Agenda Item Number: 11.

Agenda Date: 3/7/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017071

SUMMARY:

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to allow Single Family uses not to exceed 20 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 7, 2017

Case Manager: Erica Greene, Planner

Property Owner: K/T TX Holdings

Applicant: K/T TX Holdings

Representative: John Cooley

Location: 2300 McCullough Avenue

Legal Description: South 50 feet of the West 111 feet of Lot 38, Block 2, NCB 3099 and the South 30 feet of the East 39 feet of Lot 38, Block 2, NCB 3099

Total Acreage: 0.15

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Monte Vista Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was part of the original 36 square miles of the City and was previously zoned “D” Apartment District. A 1966 case, Ordinance #34180 zoned the subject property as “B-1” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-1” Light Commercial District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: School Parking Lot

Direction: West

Current Base Zoning: MF-33

Current Land Uses: Apartments

Direction: South

Current Base Zoning: C-2

Current Land Uses: Office Building

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential-Single Family

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: McCullough Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None

Thoroughfare: Russell Place

Existing Character: Freeway

Proposed Changes: None

Public Transit: The nearest VIA bus route is #11 within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

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

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning.

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 property is located within the Tobin Hill 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 zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Properties within 200 feet of the subject property include a mix of single-family and multi-family housing.

3. Suitability as Presently Zoned:

The current "C-1" base zoning district is appropriate for the subject property's location. The requested zoning district of "IDZ" to allow single family uses no greater than 20 units per acre is also appropriate for the subject property's location.

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 applicant requests a zoning change to allow for three single family uses. The properties that are located around the subject property include several single-family and multi-family dwellings. The rezoning request does not appear to conflict with land use goals and strategies of the Tobin Hill Community Plan to improve the quality, appearance, and variety of existing and new housing for all ages while increasing home ownership and investment in the area.

6. Size of Tract:

The subject property totals 0.15 acres in size, which should reasonably accommodate the uses permitted in "IDZ AHOD" Infill Development Zone to allow three single family homes.

7. Other Factors:

The applicant proposes a total of three single family homes on the subject lot.

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.