



City of San Antonio

Agenda Memorandum

File Number: 17-2689

Agenda Item Number: 9.

Agenda Date: 4/18/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017095

SUMMARY:

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with four (4) Single-Family Dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 18, 2017. This case was continued from the April 4, 2017 hearing.

Case Manager: Nyliah Acosta, Planner

Property Owner: Elbert Fuqua

Applicant: Elbert Fuqua

Representative: Elbert Fuqua

Location: 113 Paul Street

Legal Description: Lots 23 and 24, Block 1, NCB 2923

Total Acreage: 0.2121

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was previously zoned “C” Apartment District. A 1993 case (Ordinance 79329) rezoned the subject property as “R-2” Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “RM-4” Residential Mixed 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: RM-4

Current Land Uses: Single-Family Residential, Church, Parking Lot

Direction: West

Current Base Zoning: RM-4

Current Land Uses: Single-Family Residential, Vacant Lot

Direction: South

Current Base Zoning: RM-4

Current Land Uses: Single-Family Residential, Vacant Lot

Direction: East

Current Base Zoning: RM-4

Current Land Uses: Single-Family Residential, Vacant Lot

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: Paul Street

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: South Pine Street

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 26 is within walking distance from 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 base zoning district.

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 Downtown Neighborhood Plan, and is currently designated as Residential 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. The property owner requests this zone change in order to construct 4 single-family detached dwellings.

3. Suitability as Presently Zoned:

The current “RM-4” base zoning district is appropriate for the subject property’s location, and the proposed 4 single-family detached dwellings is the same maximum density that could be built on “RM-4”.

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 rezoning request does not appear to conflict with any public policy objective, because the request is consistent with the plan.

6. Size of Tract:

The subject property totals 0.2121 acres in size, which will reasonably accommodate the uses allowed in the “IDZ” Infill Development Zone 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.