City of San Antonio

Agenda Memorandum

File Number:17-3188

Agenda Item Number: 15.

Agenda Date: 5/16/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2017148

SUMMARY:
Current Zoning: "C-2 RIO-2 AHOD" Commercial River Improvement Overlay Airport Hazard Overlay District

Requested Zoning: "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with Four Residential Units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 16, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Park Avenue At The Pearl, LLC

Applicant: KFW Engineers

Representative: KFW Engineers

Location: 1103 E. Elmira Street

Legal Description: Lot 5, Block 6, NCB 832

Total Acreage: 0.1435

Notices Mailed
Owners of Property within 200 feet: 19
Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was zoned "D" Apartment District. Later, a 1995 case (Ordinance 83331) re-zoned the subject property as "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" 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: MF-33, IDZ, C-2
Current Land Uses: Single-Family Residences

Direction: West
Current Base Zoning: MF-33
Current Land Uses: Apartments

Direction: South
Current Base Zoning: C-2, C-3NA
Current Land Uses: Vacant Lots and Home Action Care

Direction: East
Current Base Zoning: MF-33, C-2, C-3NA,
Current Land Uses: Single-Family Residence and Commercial use

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.

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

Transportation

Thoroughfare: East Elmira Street
Existing Character: Primary Arterial
Proposed Changes: None Known

Thoroughfare: East Park Avenue
Existing Character: Local Road
Proposed Changes: None Known

Public Transit: VIA route 8 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.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
Not within a Regional Center or within a half mile of a Premium Transit Corridor.

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 Neighborhood Plan, and is currently designated as Mixed Use in the future land use component of the plan. The requested "IDZ" Infill Development Zone 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 applicant proposes to develop four residential units on the subject property. The "IDZ" zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the "IDZ" district includes design criteria intended to create infill development that is proportional to surrounding development.

3. Suitability as Presently Zoned:
The current "C-2" base zoning district is not an appropriate zoning district for the subject property's location. The current urban fabric of the neighborhood consists of primarily residential uses.

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 0.1435 acres in size, which should reasonably accommodate the uses permitted in "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 of 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.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all exterior work for any property with the RIO. Exterior work requires a Certificate of Appropriateness before work begins. To date, no application for a Certificate of Appropriateness at this address for new construction to suit the proposed use has been submitted for review to the Office of Historic Preservation.