



City of San Antonio

Agenda Memorandum

File Number:17-4318

Agenda Item Number: Z-8.

Agenda Date: 8/17/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017183

(Associated Plan Amendment 17058)

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District to allow up to 14 Apartment Units, 8 Artist Studios, and an Art Gallery

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Peppergrass Group, LLC Nicolas Rivard, Managing Member

Applicant: Nicolas Rivard

Representative: Nicolas Rivard

Location: 113, 115, and 119 Arthur Street

Legal Description: Lot 4, 5, 6, & 7, Block C, NCB 1349

Total Acreage: 0.406

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood 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 "C" Apartment District. A 1989 case, Ordinance 70785, rezoned the property to "R-7" Small Lot Home District. Upon adoption of the 2001 Unified Development Code, the previous "R-7" Small Lot Home District converted to the current "R-4" Residential Single-Family District

Topography: The subject property is currently within the Salado Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences, Duplex and Triplex

Direction: West

Current Base Zoning: R-5, RM-6

Current Land Uses: Single-Family Residences

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: Arthur Street

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Logan Street

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: Via route 22 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:

The subject property is not located within a regional center, but is within a ½ mile of the North New Braunfels Avenue Premium Corridor.

Staff Analysis and Recommendation: Staff recommends Denial. Zoning Commission (9-0) 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 Dignowity Hill Neighborhood Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “IDZ” Infill Development Zone base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use designation from “Low Density Residential” to “Low Density Mixed Use”. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

The applicant is proposing fourteen residential units, eight artist studios, and an art gallery. This is still a higher multi-family density of “MF-33.”

One of the structures currently presents a safety hazard and will be demolished. The remaining two structures will be adaptively reused and preserved. This mixed use project is surrounded by residential uses and is within close proximity of the North New Braunfels Avenue Premium Corridor, and the Arts and Entertainment District.

The subject property is an ideal location for the “Low Density Mixed Use” land use category within the Dignowity Hill Neighborhood Plan, which aims to promote walkability preserve the character of Dignowity Hill, and promote homeownership through infill development and housing rehabilitation. With the appropriate density the proposed project is a suitable fit.

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is appropriate for the subject property’s location and the proposed multi-family portion of this “IDZ” mixed used development offers diverse housing options for the neighborhood.

4. Health, Safety and Welfare:

Although the applicant reduced their request from 20 dwelling units to 14 dwelling units, staff is concerned the request is still too dense. Staff recommends 10 dwelling units, equaling 25 units per acre, which is more appropriate for the requested “Low Density Mixed Use” category.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.406 acres in size, which reasonably accommodates 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 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.

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.