



City of San Antonio

Agenda Memorandum

File Number:18-2622

Agenda Item Number: 8.

Agenda Date: 4/17/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2018150

SUMMARY:

Current Zoning: "RM-5 AHOD" Residential Mixed Use Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 17, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Austin Street Holdings, LLC

Applicant: Austin Street Holdings, LLC

Representative: Patrick W. Christensen

Location: 1420 Austin Street

Legal Description: the north 50 feet of Lot A3 and the west 34 feet of north 90 feet of Lot A4, Block 1, NCB 46

Total Acreage: 0.2999

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Downtown Residents Association

Applicable Agencies: Fort Sam Houston

Property Details

Property History: The property was a part of the original 36-square miles of the City of San Antonio and was zoned “E” Office District. The property converted from “E” to “O-2” High Rise Office District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The property was a part of a large area rezoning and was rezoned from “O-2” to the current “RM-5” Residential Mixed District by Ordinance 2010-11-04-0971, dated November 4, 2010.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “IDZ”

Current Land Uses: Alamo Colleges District Operations Building

Direction: East

Current Base Zoning: “MF-18”

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: “RM-5”, “MF-18”

Current Land Uses: Triplex, Vacant Lot

Direction: West

Current Base Zoning: “IDZ”, “I-1”

Current Land Uses: Duplexes

Overlay and Special District Information:

"AHOD"

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: East Josephine Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Austin Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route 20 is within walking distance of the subject property.

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

Parking Information:

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

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “RM-5”, which accommodates single-family dwellings (detached, attached or townhouses), two-family dwellings, three-family dwellings, row-house or zero-lot line dwellings, accessory dwellings, with a minimum lot size of 5,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center. The property is within a ½ of a mile of the New Braunfels 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 subject property is located within the Government Hill Neighborhood Plan and is currently designated as “Low Density Mixed Use” in the future land use component of the plan. The requested “IDZ” 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.

3. Suitability as Presently Zoned:

The current “RM-5” Residential Mixed District is an appropriate zoning for the property and surrounding area. The area includes a mix of base zonings to include the requested “IDZ”.

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 property is located within the Government Hill Neighborhood Plan. The proposed rezoning is consistent with the goals and objectives of the Government Hill Neighborhood Plan as well as the SA Tomorrow Comprehensive Plan. The plan encourages the introduction of new businesses into the neighborhood as a part of the revitalization strategy. The requested “IDZ” Infill Development Zone with uses permitted in “C-1” Light Commercial is consistent with the development trends occurring along Austin and East Josephine Street.

Relevant Goals and Objectives of the Government Hill Neighborhood Plan and the SA Tomorrow Comprehensive Plan:

- Government Hill Goal: Redevelop and revitalize the neighborhood.

- Government Hill Objective: To encourage and support any revitalization and redevelopment efforts consistent with this plan.
- SA Tomorrow GCF Goal 2: Priority growth areas attract jobs and residents.
- SA Tomorrow GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.

6. Size of Tract:

The subject property is 0.2999 of an acre, which could accommodate a small commercial business.

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 requested “IDZ” base zoning is supported by the following criteria:

- The applicant’s request meets the Master Plan’s Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.
- The applicant’s request meets the Master Plan’s Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.
- The applicant’s request the Master Plan’s Policy for Urban Design - Policy 4b, because it incentivizes property to encourage development in underutilized urban areas.
- The applicant’s request the Master Plan’s Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.