



City of San Antonio

Agenda Memorandum

File Number:18-3926

Agenda Item Number: 16.

Agenda Date: 6/19/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018213

SUMMARY:

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

Requested Zoning: "IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 19, 2018

Case Manager: Angela Cardona, Planner

Property Owner: JS & WS Holdings, LLC

Applicant: JS & WS Holdings, LLC

Representative: JS & WS Holdings, LLC

Location: 228 Barrera Street

Legal Description: Lot 7, Block 14, NCB 717

Total Acreage: 0.0553

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association

Applicable Agencies: Office of Historic Preservation, Planning Department

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. The property was a part of a large-area rezoning and was changed from “D” to “R-2” Two-Family Residence District by Ordinance 74924, dated December 9, 1991. The property converted from “R-2” to the current “RM-4” Residential Mixed District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “RM-4”

Current Land Uses: Single-Family Residential, Duplex

Direction: South

Current Base Zoning: “RM-4”

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: “RM-4”

Current Land Uses: Duplex, Single-Family Residential

Direction: West

Current Base Zoning: “RM-4”

Current Land Uses: Single-Family Residential, Duplex

Overlay and Special District Information: The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

The surrounding properties are located in the Lavaca Historic District, which was adopted in 2001 and 2004. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: Barrera Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Indianola Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: The nearest VIA bus route is the #32, #232 and #36 and are within walking distance of the subject property.

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

Parking Information: Parking requirements are determined by use: Residential uses require a Minimum vehicle spaces: 1 per dwelling unit and Maximum vehicle spaces: 2 per dwelling unit.

ISSUE:

The current lot is substandard size for the current base zoning.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The current “RM-4” allows for a single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 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 subject property falls within the Downtown Regional Center and is not within proximity to 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 Lavaca Neighborhood Plan and is currently designated “Low Density Residential”. The requested “IDZ” base zoning district with “R-4” uses is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on the neighboring land in relation to the zoning change request as the requested land use is consistent with the surrounding residential uses.

3. Suitability as Presently Zoned:

The current “RM-4” base zoning is inappropriate as the lot size would not reasonably accommodate uses permitted in the Residential Mixed District.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

Staff finds that the request is not contrary to any stated public policy objective, as the request supports the following plan objectives:

Goal 2: Housing Improve the overall quality of housing while maintaining the historic character within the Lavaca Neighborhood. Objective 2.1: Housing Character Maintain the existing character of the historic

residential buildings and encourage compatible infill housing within the neighborhood. Objective 2.2: Housing Improvement/Maintenance Improve the quality of the existing neighborhood housing stock by encouraging property owners to maintain and upgrade residential structures and properties.

6. Size of Tract:

The subject property totals 0.0553 acres in size, which would not reasonably accommodate the uses permitted in the current Residential Mixed base zoning district. The request for “IDZ” will accommodate uses permitted in ‘R-4’ Single-Family Residential District.

7. Other Factors:

The property located at 228 Barrera is located within the Lavaca Historic District. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all exterior work for any property within a local historic district. Exterior work or new construction requires a Certificate of Appropriateness before work begins. Approval of a zoning change does not imply approval of or take the place of design review as directed by the UDC.

The request for “IDZ” zoning is to allow for a single-family dwelling.

The request for “IDZ” is applicable for the following:

- 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 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.