



City of San Antonio

Agenda Memorandum

File Number:19-1057

Agenda Item Number: 8.

Agenda Date: 12/18/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2018-900028

SUMMARY:

Current Zoning: "R-5 H AHOD" Residential Single-Family Lavaca Historic Airport Hazard Overlay District

Requested Zoning: IDZ H AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with uses permitted for seven (7) residential dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 18, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Leslie Scott Jones

Applicant: Leslie Jones

Representative: Leslie Jones

Location: 608 Labor Street

Legal Description: Lot 1F-4F, 6F, 7F, 8F and the West 20-feet of Lot 5F and the West 6-feet of the East, NCB 2739

Total Acreage: 0.4026

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: Lavaca

Applicable Agencies: Planning Department

Property Details

Property History: The subject property is within the original 36 square miles of the City of San Antonio and was zoned “R-5” Single Family Residence District. Upon the adoption of the Unified Development Code, the previous “R-5” converted to the current “R-5” Residential Single-Family 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: IDZ

Current Land Uses: Residential Units, Vacant Lots, Learning Center

Direction: East

Current Base Zoning: R-5

Current Land Uses: Residential Units, Vacant Lots

Direction: South

Current Base Zoning: R-5, C-1 CD, RM-4

Current Land Uses: Duplexes, House Office, Residential Units

Direction: West

Current Base Zoning: R-4, R-6, C-2NA

Current Land Uses: Duplex, Residential Units, Clinic

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.

“UC”

The Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of “UC” serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

“H”

The surrounding properties are located in the Lavaca Historic District. 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: Labor Street
Existing Character: Local Road
Proposed Changes: None Known

Thoroughfare: Leigh Street
Existing Character: Local Road
Proposed Changes: None Known

Public Transit: VIA route 32 is half a block south 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. Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools are allowed in the “R-5”

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Downtown Regional Center, but not within a Premium Transit Corridor.

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 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 future land use to “Medium Density Residential”. Staff recommends Approval. The Planning Commission recommendation is pending the hearing on January 9, 2018.

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 is proposing 7 residential units. The request is not out of character, because there is IDZ present in the surrounding area and the SA Tomorrow plan has identified the area as being a mixed use area. Furthermore, the IDZ will give the applicant flexibility to develop the lots.

3. Suitability as Presently Zoned:

The current “R-5” base zoning district is appropriate for the subject property’s location; however, the “IDZ” is

also appropriate, because the use is residential.

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 subject property is located within the Lavaca Neighborhood Association and the ongoing Downtown Regional Center Plan area. The property is currently occupied by six residential buildings, four of which are presently unoccupied according to the property owner, and is zoned R-4. The proposed zoning change is requested to allow removal of the four unoccupied, interior structures on the site and their replacement with five dwellings on individual lots.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

H P30: Ensure infill development is compatible with existing neighborhoods.

Goal 2 of The Lavaca Neighborhood Plan specifically establishes a housing goal to “improve the overall quality of housing while maintaining the historic character within the Lavaca Neighborhood.” Objective 2.1 states “Maintain the existing character of the historic residential buildings and encourage compatible infill housing within the neighborhood.” And, Action 2.1.2 states “Encourage compatible infill housing on vacant parcels throughout the neighborhood. Compatible housing will maintain the historical and architectural integrity of the neighborhood and help to better utilize vacant and/or unkempt properties.”

6. Size of Tract:

The subject property totals 0.4026 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.

- 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 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.
- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 4a, because it preserves and revitalizes housing and promotes targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request.