



City of San Antonio

Agenda Memorandum

File Number:19-1297

Agenda Item Number: Z-17.

Agenda Date: 1/17/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2018-900030 S

SUMMARY:

Current Zoning: "I-2" General Industrial District

Requested Zoning: "R-4 S" Residential Single-Family District with Specific Use Authorization for a Manufactured Home

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 4, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Irma & Francisco J. Diaz

Applicant: Francisco J. Diaz

Representative: Francisco J. Diaz

Location: 423 Runnels Avenue

Legal Description: Lot 14, Block 11, NCB 1204

Total Acreage: 0.12

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Government Hill Alliance

Applicable Agencies: None

Property Details

Property History: The subject property is part of the original 36 square miles of the city of San Antonio and was zoned “L” First Manufacturing District. Upon the adoption of the 2001 Unified Development Code, the previous “L” converted to the current “I-2” Heavy Industrial 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: I-2

Current Land Uses: Vacant Lots, residences

Direction: East

Current Base Zoning: I-2

Current Land Uses: Vacant Lots, residences

Direction: South

Current Base Zoning: I-2

Current Land Uses: Vacant Lots, residences

Direction: West

Current Base Zoning: I-2

Current Land Uses: Vacant Lots, residences

Overlay and Special District Information: None

Transportation

Thoroughfare: Runnels Avenue

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 515 is within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Minimum 1 parking spot per dwelling unit.

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 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools are allowed within the “R-4”.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or a Premium Transit Corridor.

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend 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 Government Hill Neighborhood Plan, and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “R-4” Residential Single-Family 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. The applicant is requesting the down-zone to allow for a mobile home on the property. The area is residential and is currently not zoned appropriately. The specific use authorization will allow for the mobile home, and additional conditions can be placed on the property if needed.

3. Suitability as Presently Zoned:

The current “I-2” base zoning district is not appropriate for the subject property’s location, the surrounding area is residential and should not be zoned heavy industrial.

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.

6. Size of Tract:

The subject property totals 0.12 acres in size, which reasonably accommodates the uses permitted in “R-4” Residential Single-Family District.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.