



City of San Antonio

Agenda Memorandum

File Number:19-6794

Agenda Item Number: 13.

Agenda Date: 9/17/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2019-10700180

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 17, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Roxborough Realty Inc

Applicant: Roxborough Realty Inc

Representative: Roxborough Realty Inc

Location: 804 East Euclid Avenue

Legal Description: Lot 2, Block 3, NCB 829

Total Acreage: 0.22 acres

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Tobin Hill Neighborhood Association

Applicable Agencies: Fort Sam Houston, Texas Department of Transportation

Property Details

Property History: The property is part of the original 36 Square Miles of San Antonio and was originally zoned "D" Apartment District. The property was zoned from "D" to "R-1" Residence District by Ordinance 83331 on December 14th, 1998. The subject property converted from "R-1" to "R-6" Light Commercial with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

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: "R-6"

Current Land Uses: Single Family Dwelling

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Single Family Dwelling

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single Family Dwelling

Direction: South

Current Base Zoning: "IDZ"

Current Land Uses: Multifamily

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: Euclid

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 5, 8, 90

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: The parking minimum for an single family home is 1 space per unit.

ISSUE:

None.

ALTERNATIVES:

Approval of the requested zoning change would result in the subject property would result in the property being zoned “IDZ-1” Limited Intensity Infill Development Zone with uses permitted for three (3) dwelling units.

Current: “R-6” Residential Single Family district would allow a Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed: “IDZ-1” Limited Intensity Infill Development Zone districts provide flexible standards for use, setbacks, and parking for the development and reuse of underutilized parcels within a qualifying area of the city. For the subject property, the requested uses is for three single family residential dwellings. In this request, it will provide for three (3) residential units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located in the Midtown Regional Center and is within a premium transit corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

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 Midtown Regional Center Plan and is currently designated as “Regional Mixed Use” in the future land use component of the plan. The requested “IDZ-1” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “IDZ-1” adds density not already established on the blockface.

3. Suitability as Presently Zoned:

The current “R-6” zoning is appropriate for the property and surrounding area. The proposed “IDZ-1” would allow excess density within a primarily single-family area. The existing “IDZ” along Elmira and IH-35 already provides additional density on a more appropriate location along the highway.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The subject property is located within the Midtown Regional Center Plan. The proposed rezoning appears to conflict with the following goals, principles, and objectives of the Midtown Regional Center Plan:

Goal 1: Preserve Midtown’s Distinct Character

Preserve the Midtown Area’s essential character-defining elements: the diversity of people and the unique character of individual places and neighborhoods.

Goal 4: Support Unique, Mixed Activity Areas

Foster an appropriate mix, density, and orientation of land uses in each part of Midtown to maintain the character of unique places, such as the North St. Mary's Street music culture.

"IDZ"

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 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.

6. Size of Tract:

The subject property is 0.22 acres, which could reasonably accommodate (3) three dwelling units.

7. Other Factors:

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

If this zoning request includes the intention to demolish buildings, 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. On March 29, 2019, the Office of Historic Preservation issued approval to demolish the main structure at 804 E Euclid with stipulations.