City of San Antonio

Agenda Memorandum

File Number: 19-8543

Agenda Item Number: Z-18.

Agenda Date: 12/5/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z-2019-10700251

SUMMARY:
Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 5, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Housing Investment Holdings

Applicant: Housing Investment Holdings

Representative: Patrick Christensen

Location: 1128 Morales Street

Legal Description: Lot 8 and northeast 11.05 feet of Lot 9, Block 3, NCB 2230

Total Acreage: 0.2118

Notices Mailed
Owners of Property within 200 feet: 43
Registered Neighborhood Associations within 200 feet: West End Hope in Action / Gardendale Neighborhood Association

Applicable Agencies: Solid Waste Department

Property Details

Property History: The property is part of the original 36 Square Miles of San Antonio and was originally zoned "C" Apartment District. The subject property converted from "C" to "MF-33" Multi-Family District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001. The property was rezoned from "MF-33" to "R-4" Single Family Residential by Ordinance 97325, on March 13, 2003.

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-4"
Current Land Uses: Single-Family Dwelling, Duplex

Direction: East
Current Base Zoning: "R-4"
Current Land Uses: Duplex

Direction: West
Current Base Zoning: "R-4"
Current Land Uses: Single-Family Dwelling

Direction: South
Current Base Zoning: "RM-4"
Current Land Uses: Duplex

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: Morales
Existing Character: Local
Proposed Changes: None Known

Thoroughfare: Riebe
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Route Served: 77, 277

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 minimum parking requirement for a multifamily dwelling is 1.5 spaces per unit. In

the “IDZ-2” district, typical parking requirements are reduced by 50%.

ISSUE:
None.

ALTERNATIVES:
Approval of the requested zoning change would result in the subject property being zoned "IDZ-2" Medium Intensity Infill Development Zone District with uses permitted in “MF-33” Multi-Family District

Current: “R-4” Single Family Districts allow a 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.

Proposed: The “IDZ-2” Medium Intensity Infill Development Zone provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings of 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 proposed “IDZ” uses for this request are residential dwelling units. The requested uses are that of “MF-33”, which include Multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, with a maximum density of 33 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not part of a regional center, but it is within a premium transit corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Denial, with an alternate recommendation of “R-4 CD” Residential Single Family District with Conditional Use for three (3) units. Zoning Commission (10-1) 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 not located within any Community, Neighborhood, or Sector Plan therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:
Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The request would allow for density not currently present in the middle of this predominately single family or two family blocks.

3. Suitability as Presently Zoned:
The current “R-4” zoning is appropriate for the property and surrounding area. The proposed “IDZ-2” Medium Intensity Infill Development Zone use is not an appropriate zoning for this property. The “IDZ-2” designation would allow the uses of “MF-33” Multi-Family District, which would allow up to 7 units, a density not suitable

at a mid-block location on a small local street. Additionally, there is no other “IDZ” in the area. Thus, staff recommends Denial, with an Alternate Recommendation of “R-4 CD” Residential Single-Family District with Conditional Use for three (3) units.

Maintaining the residential base of “R-4” and utilizing a Conditional Use to add additional units is more appropriate.

4. Health, Safety and Welfare:
Staff has found indication of likely adverse effects on the public health, safety, or welfare. The additional density mid-block can create additional neighborhood traffic and parking issues within the single-family area.

5. Public Policy:
The subject property is not located within any Community, Neighborhood, or Sector Plan.

"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 of 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.

6. Size of Tract:
The subject property is 0.2118 acres, which could not reasonably accommodate requested multi-family uses.

7. Other Factors:
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. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.