



City of San Antonio

Agenda Memorandum

File Number:19-8791

Agenda Item Number: 7.

Agenda Date: 12/3/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2019-10700264

SUMMARY:

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

Requested Zoning: "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) residential units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 3, 2019. This case is continued from the November 19, 2019 hearing.

Case Manager: Patricia Franco, Planner

Property Owner: Jose Sepulveda

Applicant: Ella Bree Homes

Representative: Jose Sepulveda

Location: 1821 North Olive Street

Legal Description: Lot 16, Block 1, NCB 479

Total Acreage: 0.1463

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: Government Hill Alliance Neighborhood

Association

Applicable Agencies: Fort Sam Houston Military Base

Property Details

Property History: The property was annexed by the City of San Antonio in 1905 and was part of the original 36 square miles of the 1938 City Limits and was originally zoned as "R-1" Single Family Residence District. The property converted from "R-1" to "R-6" Residential Single-Family District following the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residence

Direction: East

Current Base Zoning: "MF-25"

Current Land Uses: Single-Family Residence

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residence

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Residence

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: North Olive Street

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 20

Traffic Impact: A Traffic Impact Analysis (TIA) determination cannot be determined at this time.

Parking Information: The minimum parking requirement for a 1 family dwelling is 1 space.

ISSUE:

None.

ALTERNATIVES:

Current: Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “R-6”. Low-Density Residential uses include single-family houses on individual lots. The “R-6” Residential Single-Family District allows for a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, nursery (1-acre minimum), public and private schools.

Proposed: The proposed “IDZ-1” Limited Infill Development Zone District provide flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. Any use may be permitted within an "IDZ" so long as it complies with the standards of this section.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is not located within a Regional Center but is located within the I-35 corridor buffer.

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 subject 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 “IDZ-1” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “R-6” Single-Family Residential base zoning is an appropriate zoning district is appropriate for the surrounding area. The proposed “IDZ-1” is suitable to the area and provides the opportunity for additional low density residential options with the consideration for (2) two residential dwellings.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Government Hill Neighborhood Plan:

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.

- 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 meets the Master Plan's Policy for Economic Development - Goal 4, because it targets an area within Loop 410.
- 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 applicant's request the Master Plan's Policy for Urban Design - Policy 1d, because it develops criteria and procedures for infill development which will enhance the character of neighborhoods.

6. Size of Tract:

The subject property is 0.1463 acres, which would adequately support a two single family dwellings.

7. Other Factors:

The applicant provided a site plan indicating two (2) residential units. You may note that the site plan holds the applicant to the site design and layout. The maximum height for "IDZ-1" is 2½ stories or 35-feet.

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.