



City of San Antonio

Agenda Memorandum

File Number:15-1490

Agenda Item Number: Z-1.

Agenda Date: 3/5/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015058

SUMMARY:

Current Zoning: "R-6 NCD-5 AHOD" Residential Single-Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "IDZ NCD-5 AHOD" Infill Development Zone Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with Single-Family Uses

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 3, 2015

(This is the second public hearing for this zoning case. The rezoning request was continued from the January 20, 2015 Zoning Commission public hearing.)

Case Manager: Ernest Brown, Planner

Property Owner: Karina Roman

Applicant/ Representative: Stephen Colley

Location: 201 Hickman Street

Legal Description: 0.064 acres out of Lot 18, NCB 3082

Total Acreage: 0.064

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Beacon Hill Neighborhood Association

Planning Team: Midtown Neighborhood Plan -11

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned “J” Commercial District. In 1997 the subject property was rezoned to “R1” Single Family Residential District. A City initiate rezoning in 2005 established the Beacon Hill Neighborhood Conservation District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “R-6 NCD-5 AHOD” Residential Single Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District. The earliest visible history of a structure existed in 1995 as a residential structure. The subject property according to BCAD shows no improvement to the vacant site from 2010 to present. Between 2006 and 2008 a train derailment demolished the home. The subject property is not platted in its current configuration and is currently vacant.

Topography: The subject property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North, East, West

Current Base Zoning: “R-6 NCD-5 AHOD”

Current Land Uses: Residential Single Family

Direction: South

Current Base Zoning: “C-3 NCD AHOD”

Current Land Uses: Vacant, Commercial

Overlay and Special District Information: 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: Hickman Street, Aganier Avenue

Existing Character: Local Type A, one lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA bus route, number 2, operates along Blanco Road to the west and route number 20 operates along Flores Street to the east of 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 eliminates off street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning; restricting

future land uses to those permissible in “R-6” zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff and Zoning Commission (8-0) 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 Midtown Neighborhood Plan and is currently designated as Mixed Use in the future land use component of the plan. The proposed requests for “IDZ” as a base zoning district with use for single family residential is considered to be consistent with the future land use designation of Mixed Use in the Midtown Neighborhood Plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area is fully developed as a single-family residential neighborhood.

3. Suitability as Presently Zoned:

The existing “R-6” base zoning district and the proposed “IDZ” with uses zoning district is consistent with the adopted land use designation. The existing zoning is consistent with surrounding zoning and uses.

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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The size of the subject property does not meet the residential base zoning districts minimum lot size for a single family residential structure development with the basic site criteria. The IDZ zoning district will allow the subject property to be developed as a single-family residential structure.

7. Other Factors:

None.