



City of San Antonio

Agenda Memorandum

File Number:15-1548

Agenda Item Number: Z-3.

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 Z2015103

SUMMARY:

Current Zoning: "H RM-4 AHOD" Residential Mixed Lavaca Historic Airport Hazard Overlay District

Requested Zoning: "H IDZ AHOD" Infill Development Zone Lavaca Historic Airport Hazard Overlay District with single-family uses not to exceed 23 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 03, 2015

Case Manager: Trenton Robertson, Senior Planner

Property Owner: Jody Ann Bailey

Applicant: Steve Newman

Representative: Jody Ann Bailey Newman

Location: 236 Barrera

Legal Description: Lot 8, Block 14, NCB 717

Total Acreage: 0.0437

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association

Planning Team: Lavaca Neighborhood Plan-12

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned “D” Apartment District. In a 1991 case, the property was rezoned to “R-2” Two-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “RM-4” Residential Mixed District. The property has a residential structure (shed) measuring at 198 square feet and was built in 1975.

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, South and West

Current Base Zoning: “RM-4”

Current Land Uses: Single-Family Residential and Vacant

Direction: East

Current Base Zoning: “RM-4” and “MF-25”

Current Land Uses: Single-Family Residential and Vacant

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: Indianola Street, Barrera and Camargo

Existing Character: Local; one lane in each direction with partial sidewalks

Proposed Changes: None known

Public Transit: VIA bus lines 32 and 232 operates along Indianola Street and Barrera, north and east 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: Dwelling: Single-family detached - Minimum vehicle spaces: 1 per unit; Maximum vehicle spaces: N/A

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the mixed residential zoning, leaving the property undevelopable due to the required development standards in the existing zoning.

FISCAL IMPACT:

None. The applicant paid all required zoning application fees

RECOMMENDATION:

Staff and Zoning Commission (?-?) recommend 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 Lavaca Neighborhood Plan and is currently designated as Low Density Residential in the land use component of the plan. The requested “IDZ” base zoning district is consistent with the adopted land use designation.

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 proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “RM-4” base zoning district is appropriate for the surrounding area. However, due to the size of the subject property and the required development standards the lot is undevelopable. The requested “IDZ” base zoning district will allow extra flexibility the site needs in order to be developed for a single-family residential dwelling.

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 0.0437 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.