



City of San Antonio

Agenda Memorandum

File Number:15-3643

Agenda Item Number: 5.

Agenda Date: 6/16/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015201

SUMMARY:

Current Zoning: "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses for Fourteen (14) Attached Single-Family Dwelling Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 16, 2015. This case is continued from the June 2, 2015 hearing.

Case Manager: Ernest Brown, Planner

Property Owner: Coldwater Ventures, LLC C/O Michael Westheimer, Manager

Applicant: Coldwater Ventures, LLC C/O Michael Westheimer, Manager

Representative: Patrick Christensen

Location: 825 East Grayson

Legal Description: 0.421 of an acre tract out of NCB A-46

Total Acreage: 0.421

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Downtown Residents Association and Government Hill Alliance Neighborhood Association

Planning Team: Government Hill Planning Team-10

Applicable Agencies: None.

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned "E" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "O-1" Office District. In 2009 the subject property was rezoned to "RM-5 AHOD" Residential Mixed Airport Hazard Overlay District. The subject property is not platted in its current configuration. The subject property was developed in 1920 with a 3,835 square feet residential structure.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "O-2 NCD-9"

Current Land Uses: Single-Family Residences

Direction: East; West

Current Base Zoning: "MF-18"

Current Land Uses: Apartments

Direction: South

Current Base Zoning: "MF-18"; "O-1"

Current Land Uses: Apartments; Dental Clinic

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: East Josephine, North Pine Street, East Grayson

Existing Character: Local, Type A; one lane each direction with sidewalks on both side

Proposed Changes: None known

Public Transit: VIA transit route 20 is nearby the subject property to the west and operates along East Grayson Street.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Single-Family Residential.

Minimum Parking Requirement: 1 per unit;

Maximum Parking Requirement: NA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

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 property is located within the Government Hill Neighborhood Plan and is currently designated as Low Density Mixed Use in the future land use component of the Plan. The requested “IDZ” as a base district for Single-Family Residences are consistent with the future 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 neighborhood.

3. Suitability as Presently Zoned:

The existing “RM-5” base zoning district is appropriate for the subject property.

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 subject property is 0.421 acres in size, which is sufficient to accommodate the proposed development with adequate space for parking.

7. Other Factors:

An “IDZ” Infill Development Zone within the qualified area as per UDC Section 35-343(a) is to facilitate and encourage development on vacant, by passed lands, or the redevelopment of underutilized building or structures, with existing built up area. Any use may be permitted within the “IDZ” so long as it complies with the standards of section 35-343 in Chapter 35.

The applicant is proposing fourteen (14) new units. If any demolition of existing on site structures is needed, this will require review and permitting through the Office of Historic Preservation and the Building Division.