



# City of San Antonio

## Agenda Memorandum

**File Number:**15-5390

---

**Agenda Item Number:** Z-4.

**Agenda Date:** 11/19/2015

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case # Z2015272

**SUMMARY:**

**Current Zoning:** "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "RM-4 NCD-1 AHOD" Residential Mixed South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District

**Requested Zoning:** "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Street Neighborhood Conservation Airport Hazard Overlay District with Uses Permitted in "MF-18" Limited Density Multi-Family Residential District not to exceed ten (10) units per acre

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 6, 2015

**Case Manager:** Shepard Beamon, Planner

**Property Owner:** Collaborative Homes, LLC

**Applicant:** Big Red Dog Engineering & Consulting

**Representative:** Randon McKee P.E. (Big Red Dog Engineering)

**Location:** 1519 South Presa Street

**Legal Description:** Lot 1, 2, 3, and 4 (save and except the west 5 feet of Lot 4), Block 1, NCB 3097

**Total Acreage:** 0.651

**Notices Mailed**

**Owners of Property within 200 feet:** 48

**Registered Neighborhood Associations within 200 feet:** Lavaca Neighborhood Association

**Planning Team:** Lavaca Neighborhood Plan

**Applicable Agencies:** San Antonio I.S.D.

### **Property Details**

**Property History:** The subject property is located within the city limits in 1938. According to available records, the subject property was zoned “R-2” and “B-2”. Upon the adoption of the 2001 Unified Development Code, the subject property was converted to “RM-4” and “C-2”, respectfully.

**Topography:** None.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** RM-4, C-3 NA

**Current Land Uses:** Single Family Residences, Grocery Store, S.A.R.E. Building

**Direction:** East

**Current Base Zoning:** RM-4, C-3 NA, C-2

**Current Land Uses:** Single Family Residences, Retail, Commercial Uses

**Direction:** South

**Current Base Zoning:** RM-4, C-3

**Current Land Uses:** Single Family Residences, Bar

**Direction:** West

**Current Base Zoning:** RM-4, C-3 NA

**Current Land Uses:** Single Family Residences, Apartments

### **Transportation**

**Thoroughfare:** South Presa Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Lotus Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** VIA Bus Routes 36 and 242 have stops next to the subject the property.

**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:**

DWELLING - 1 FAMILY (Detached) cluster parking allowed. Minimum Vehicle Spaces: 1 per unit. Maximum Vehicle Spaces: N/A

### **ISSUE:**

None.

### **ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present “C-2” and “RM

-4" zoning district designation.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (6-1) 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 Lavaca Neighborhood Plan and is designated as Mixed Use. 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 surrounding properties in relation to this zoning request.

**3. Suitability as Presently Zoned:**

The existing "C-2" and "RM-4" zoning districts are appropriate for the subject property and surrounding areas. However, the proposed "IDZ" zoning will provide support for the development of multi-family uses under the City of San Antonio Brownfields Program and will not have any negative effects on the future development of adjacent properties.

**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. The zoning request fulfills the goals of the Lavaca Neighborhood Plan, by improving the overall quality of housing while maintaining the historic character within the Lavaca Neighborhood.

**6. Size of Tract:**

The subject property is 0.651 acres in size, which accommodates the proposed development for ten (10) dwelling units with adequate space for parking.

**7. Other Factors:**

None.