



City of San Antonio

Agenda Memorandum

Agenda Date: December 3, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2024-10700268

SUMMARY:

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

Requested Zoning: "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "NC" Neighborhood Commercial

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 3, 2024.

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Alan Neff

Applicant: Sarah Olivarez

Representative: Sarah Olivarez

Location: 230 South Monumental

Legal Description: Lot 8, NCB 1394

Total Acreage: 0.1515 acres

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: Waste Management

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "D" Apartment District. The property was rezoned by Ordinance 79329, dated December 16, 1993, to "R-2" Two-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-2" Two-Family Residence District converted to the current "RM-4" Residential Mixed District.

Code & Permitting Details:

CWO-INV-CWO-24-26100804- Code Work Order- Closed- March 2024

CWO-INV-CWO-23-26102292- Code Work Order- Closed- October 2023

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: "RM-4"

Current Land Uses: Vacant Land, Single-Family Dwellings

Direction: South

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family Dwellings

Direction: East

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family Dwellings

Direction: West

Current Base Zoning: "RM-4"

Current Land Uses: Single-Family Dwellings

Overlay District Information:

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

The Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay zoning district. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: South Monumental Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Wyoming Street

Existing Character: Local

Proposed Changes: None known.

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 25, 26, 28, 225, 230.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: “IDZ-1” waives the minimum parking requirement.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "RM-4" Residential Mixed District permits single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

Proposed Zoning: "IDZ-1" Limited Intensity Infill Development Zone District allows rezoning requests up to 18 units per acre and uses permitted in “C-1” and “O-1”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center and is within ½ a mile from the New Braunfels Ave Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the Eastside Community Area Plan, adopted in June 2024, and is currently designated as “Urban Low Density Residential” in the future land use component of the plan. The requested “IDZ-1” base zoning district is consistent with the future land use designation.
2. **Adverse Impacts on Neighboring Lands:** Staff does not find 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. Surrounding properties are “RM-4” Residential Mixed District with single-family uses.
3. **Suitability as Presently Zoned:** The existing “RM-4” Residential Mixed District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” Limited Intensity Infill Development Zone District with uses permitted in “NC” Neighborhood Commercial District is also an appropriate zoning for the property and surrounding area. The proposed zoning will allow for an urban farm and farm stand and will require the applicant to adhere to the submitted site plan, which would limit the intensity of commercial uses that are introduced into the neighborhood. The proposed use is appropriately located to serve surrounding residential uses.
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 request does appear to conflict with any public policy objectives. Relevant Goals and Policies of the Comprehensive Plan may include:
 - **GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.
 - **GCF Goal 6:** Growth and city form support community health and wellness.

Relevant Goals and Policies of the Eastside Community Area Plan may include:

Amenities and Public Space Recommendation #5: Create enjoyable outdoor spaces for leisure, gathering, and community projects in small, underutilized public spaces.

Housing Recommendation #2: Empower existing residents to share in the Eastside Community Area’s increasing prosperity.

6. **Size of Tract:** The 0.1515-acre site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The zoning change request is to allow for an urban farm and farm stand.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates neighborhood commercial uses.