



City of San Antonio

Agenda Memorandum

Agenda Date: May 5, 2022

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2022-10700039

SUMMARY:

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

Requested Zoning: "IDZ-1 AHOD" Limited Density Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 5, 2022

Case Manager: Summer McCann, Planner

Property Owner: Hannah Minard

Applicant: Hannah Minard

Representative: Hannah Minard

Location: 244 Princeton Avenue

Legal Description: Lot 13 and the west 51.2 feet of Lot 14, Block 5, NCB 2048

Total Acreage: 0.4011 Acres

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Uptown Neighborhood Association,
Beacon Hill Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and zoned "B" Residence District. The property was rezoned to "R-2" Two-Family Residence District by Ordinance 86704, dated September 25, 1997. 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.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Dwelling

Direction: East

Current Base Zoning: "RM-4"

Current Land Uses: Quadplex

Direction: West

Current Base Zoning: "RM-5"

Current Land Uses: Duplex

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: None.

Transportation

Thoroughfare: Princeton

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: North Brazos Street
Existing Character: Local
Proposed Changes: None Known

Public Transit: There are VIA bus routes within walking distance of the subject property.
Routes Served: 82, 88, 95, 96, 97, 282, 288, 289, 296

Traffic Impact: Preliminary Review Only– Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

**The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502*

TIA Report is not required.

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

ISSUE: None.

ALTERNATIVES:

Current Zoning: “RM-4” 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” 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.

The “IDZ-1” would allow for six (6) dwelling units to a prescribed site plan.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located with the Midtown Regional Center and within a Premium Transit Corridor

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission recommend 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 SA Tomorrow Midtown Regional Center Plan 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.
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 Density Infill Development with uses permitted for six (6) dwelling units is also appropriate for the property. The surrounding area contains a mix of residential uses, and the proposed zoning would be consistent with existing “RM-4” and “RM-5” development. Additionally, the proposed density is appropriate given that the subject property is a larger corner lot and within a Premium Transit Corridor.
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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the SA Tomorrow Midtown Regional Center Plan.

Relevant Goals and Recommendations of the Midtown Area Regional Center Plan include:

Goal 5: Broaden Housing Choices

- Housing Recommendation #1: Ensure that zoning supports a context sensitive supply of diverse housing to support Midtown’s expected housing growth.
- Housing Recommendation #2: Expand Midtown’s housing as affordable to households with diverse income levels, including households earning less than 60% of Area Median Income.
- Housing Recommendation #3: Maintain affordability and a diversity of housing options by accommodating additional housing in neighborhoods and transition areas through context sensitive design and small scale, infill housing.
- Land Use Recommendation #2: Encourage zoning that supports the maintenance of neighborhood character while encouraging affordable housing, housing for all stages of life, and housing that is accessible to people with mobility impairments.
- Land Use Recommendation #4: Land use decisions should support the continued use or adaptive-reuse of existing structures that contribute to the essential character of the Midtown Area.

6. **Size of Tract:** The 0.4011 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** All structures are existing non-conforming. Any expansion or termination of non-conforming use rights could result in variance(s) to the Board of Adjustment.

The applicant is rezoning to allow for six (6) dwelling units.