



City of San Antonio

Agenda Memorandum

Agenda Date: October 18, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2022-10700265

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ-2 AHOD" Mid-Intensity Infill Development Zone Airport Hazard Overlay District with Uses Permitted for four (4) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 18, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Paula Castillo Cruz

Applicant: Paula Castillo Cruz

Representative: Paula Castillo Cruz

Location: 1032 Morales Street

Legal Description: the north 81.45 feet of Lot 8 and the south 81.45 feet of Lot 8, Block 4, NCB 2231

Total Acreage: 0.2082 acres

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Gardendale NA

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and was originally zoned “J” District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “J” District converted to “I-1” General Industrial District. The property was rezoned by Ordinance 97325 dated March 13, 2003, to the current “R-4” Residential Single-Family District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “IDZ” “C-2 IDZ” “I-2”

Current Land Uses: Residential Dwelling, Warehouse, Janitorial Supplier

Direction: South

Current Base Zoning: “R-4”

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: “IDZ-2”

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: “IDZ”

Current Land Uses: Residential Dwelling, Garage

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: Morales Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Riebe Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 77, 277, 20, 89, 289

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

Parking Information: The minimum parking requirement for multi-family residential development is 1.5 parking spaces per unit.

The IDZ-2 base zoning district waives the parking requirement by 50%

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-4” Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed Zoning: “IDZ-2” Medium Intensity Infill Development Zone allows rezoning requests up to 50 units per acre, and uses permitted in “C-2” and “O-1.5”. 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 proposed “IDZ-2” is to allow four (4) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Downtown Regional Center and is within a ½ mile of the Fredericksburg Premium Transit Corridor and the Bandera Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation for “IDZ-1” with uses permitted for four (4) dwelling units.

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 Downtown Regional Center Plan and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “IDZ-2” 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 density is consistent with the established development pattern of the surrounding area. There are various “IDZ” zoned properties with varying densities and uses established around the property.
3. **Suitability as Presently Zoned:** The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-2” Medium Intensity Infill Development Zone with uses permitted for four (4) dwelling units also appropriate in terms of the proposed number of units. There is “IDZ-2” Medium Intensity Infill Development Zone with uses permitted for twelve (12) dwelling units found to the west of the property. This permits four (4) dwelling units on each of three lots similarly sized and placed along Morales Street. Staff recommends an Alternate Recommendation of “IDZ-1” Limited Intensity Infill Development Zone because based on the acreage and the units desired. The “IDZ-1” Limited Intensity Infill Development zone permits multi-family development at a maximum of 18 units per acre or as in this case four (4) dwelling units. The primary difference is that the height in “IDZ-1” would only allow 2.5 stories and 35-feet versus the 4-stories permitted in “IDZ-2”.
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 not appear to conflict with any public policy objectives of the Downtown Regional Center Plan:
 - Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods
 - o Provide a variety of housing types, both owner- and renter-occupied, that are affordable for people at all stages of life and for a range of income levels;
 - o Preserve existing affordable housing;
 - o Emphasize the development of “Missing Middle” housing for both renters and owners;
 - o Ensure Downtown is a livable place for families, children, students, the elderly, and others.
6. **Size of Tract:** The subject property is 0.2082 acres, which can reasonably accommodate residential development.

7. **Other Factors:** The applicant intends to rezone to “IDZ-2” Medium Intensity Infill Development Zone with uses permitted for four (4) dwelling units to develop additional units on the property.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses. The site plan submitted by the applicant indicates four units.