



City of San Antonio

Agenda Memorandum

Agenda Date: January 17, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2022-10700333

SUMMARY:

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

Requested Zoning: "IDZ-1 AHOD" Limited Intensity Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 17, 2023

Case Manager: Camryn Blackmon, Planner

Property Owner: Garibay Bienes Y Raices, LLC

Applicant: Donald Oroian c/o ADA Consulting, Inc

Representative: Donald Oroian c/o ADA Consulting, Inc

Location: 502 W Drexel Ave

Legal Description: Lot 28, Block 2, NCB 1669

Total Acreage: 0.2169

Notices Mailed**Owners of Property within 200 feet:** 28**Registered Neighborhood Associations within 200 feet:** Roosevelt Park Neighborhood Association**Applicable Agencies:** Texas Department of Transportation**Property Details**

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B" Residence District converted 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 floodplain.

Adjacent Base Zoning and Land Uses**Direction:** North**Current Base Zoning:** R-4**Current Land Uses:** Single-Family Dwelling**Direction:** East**Current Base Zoning:** R-4**Current Land Uses:** Vacant Lot**Direction:** South**Current Base Zoning:** R-4**Current Land Uses:** Single-Family Dwelling**Direction:** West**Current Base Zoning:** R-4**Current Land Uses:** Single-Family Dwelling**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: West Drexel Avenue

Existing Character: None

Proposed Changes: None Known

Thoroughfare: South Presa Street

Existing Character: None

Proposed Changes: None Known

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

Routes Served: 36 and 242

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

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

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-4” Residential Single-Family District is a 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-1” Limited Intensity 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.

The proposed “IDZ-1” would allow for four (4) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Downtown Regional Center but is not within ½ a mile from the 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 Downtown Area Regional Center Plan and is currently designated as Urban Low Density Residential in the future land use component of the plan. The requested 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. This is a residentially zoned neighborhood.
3. **Suitability as Presently Zoned:** The existing “R-4” Single Family Residential District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” Limited Intensity Infill Development District with uses permitted for four (4) dwelling units is also appropriate and provides more residential density for the area. The request for more density meets the goals and objectives of the Strategic Housing Implementation Plan for additional density to support the growing San Antonio population and to address the various levels of economic housing need. The applicant is also held to an “IDZ” site plan for no more than four (4) dwelling units. Additionally, the location next to a vacant lot and the highway underpass make the site suitable to more density.
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 SA Tomorrow Downtown Area Regional Center Plan.
Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods
 - 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.
 - Ensure Downtown is a livable place for families, children, students, the elderly, and others.
6. **Size of Tract:** The .2169-acre site is of sufficient size to accommodate the proposed four (4) dwelling unit development.
7. **Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses for four (4) dwelling units with a maximum square footage of 770 square feet and a parking space for each unit.