



City of San Antonio

Agenda Memorandum

Agenda Date: April 4, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2023-10700005

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for one (1) dwelling unit

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 4, 2023. This item was continued from the February 21, 2023, March 7, 2023, and March 21, 2023 hearings.

Case Manager: Ann Benavidez, Planner

Property Owner: Jagath Santha

Applicant: Jagath Santha

Representative: Jagath Santha

Location: 214 East Lachapelle

Legal Description: the east 14 feet of Lot 8 and the west 16 feet of Lot 9, Block 3, NCB 2582

Total Acreage: .0606 Acres

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Lonestar Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "L" First Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "L" First Manufacturing District converted to "I-2" Heavy Industrial District. The property was rezoned by Ordinance 2006-12-14-1441, dated December 14, 2006, to "R-6" 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: "R-6"

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: "I-2"

Current Land Uses: Vacant, Train tracks

Direction: East

Current Base Zoning: "R-6" "IDZ-1"

Current Land Uses: Residential Dwelling, Vacant, Bar

Direction: West

Current Base Zoning: "R-6" "IDZ-2"

Current Land Uses: Residential Dwelling, Vacant

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: East Lachapelle

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 43, 44, 243

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 single-family residential development is 1 parking space per unit.

“IDZ-2” waives the minimum parking requirement by 50%.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family District allows single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: “IDZ-2” Medium Intensity Infill Development Zone District 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 “IDZ-2” base zoning district would permit the development of a single-family home on the property.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is in proximity to Downtown Regional Center and is within a ½ mile of the Rockport Subdivision Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation for “IDZ-1” Limited Intensity Infill Development Zone with uses permitted for permitted for one (1) dwelling unit.

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 “Neighborhood Mixed Use” 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 use is consistent with the established development pattern of the surrounding area. However, the proposed height of four (4) stories is out of character with the existing development pattern.
3. **Suitability as Presently Zoned:** The current “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The request for “IDZ-2” Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for one (1) dwelling unit proposes appropriate uses, but the development could be achieved in the “IDZ-1” base zoning district. The property is in an established single-family neighborhood comprised of single-story and double-story structures. There is “IDZ-2” zoning found in proximity to the subject site, but that development does not abut single family land use and is only three stories high at the tallest point. Staff supports the residential infill, but recommends “IDZ-1” Limited Intensity Infill Development Zone District for one (1) dwelling unit and a maximum height of 2.5 stories and 35-feet given the surrounding development pattern.
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
6. **Size of Tract:** The subject property is 0.0606 acres, which can reasonably accommodate the residential development.
7. **Other Factors:** The applicant intends to rezone to “IDZ-2” to accommodate the development of a single-family home at a height of four stories.

"IDZ" zoning that abuts a single-family use or zone then the structure shall not exceed two and one-half (2.5) stories, or thirty-five (35) feet in height if the structure is within fifty (50) feet or less from the single-family use or zone. The applicant is aware that if the zoning is approved, the development of a four-story structure will require a variance from the Board of Adjustment.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses for one (1) dwelling unit.

