



City of San Antonio

Agenda Memorandum

File Number:
{{item.tracking_number}}

Agenda Item Number: {{item.number}}

Agenda Date: September 19, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2023-10700201

SUMMARY:
Current Zoning: z

Requested Zoning:

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: z

Case Manager: z

Property Owner: z

Applicant: z

Representative: z

Location: z

Legal Description: z

Total Acreage: z

Notices Mailed

Owners of Property within 200 feet: z

Registered Neighborhood Associations within 200 feet: zz

Applicable Agencies: z

Property Details

Property History: z

Topography: z

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: z

Current Land Uses: z

Direction: z

Current Base Zoning: z

Current Land Uses: z

Direction: z

Current Base Zoning: z

Current Land Uses: z

Direction: z

Current Base Zoning: z

Current Land Uses: z

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: z
Existing Character:
Proposed Changes:

Thoroughfare:
Existing Character:
Proposed Changes:

Public Transit:

Traffic Impact:

Parking Information:

Thoroughfare: z
Existing Character:
Proposed Changes:

Thoroughfare:
Existing Character:
Proposed Changes:

Public Transit:

Traffic Impact:

Parking Information:

Thoroughfare: z
Existing Character:
Proposed Changes:

Thoroughfare:
Existing Character:
Proposed Changes:

Public Transit:

Traffic Impact:

Parking Information:

Thoroughfare: z
Existing Character:
Proposed Changes:

Thoroughfare:
Existing Character:
Proposed Changes:

Public Transit:

Traffic Impact:

Parking Information:

ISSUE:

z

ALTERNATIVES:

Current Zoning: To encourage development patterns that support existing arts and entertainment venues while promoting the creation of additional venues and supporting uses.

Proposed Zoning: Overlay district that imposes height restriction near civilian and military airports.

FISCAL IMPACT:

z

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

z

RECOMMENDATION:

Staff Analysis and Recommendation:

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

1. **Consistency:** z
2. **Adverse Impacts on Neighboring Lands:** z
3. **Suitability as Presently Zoned:** z
4. **Health, Safety and Welfare:** z
5. **Public Policy:** z
6. **Size of Tract:** zz
7. **Other Factors** z

