



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-2022-10700229

SUMMARY:

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

Requested Zoning: "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and a Bar/Tavern

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 18, 2022. This case was continued from the September 20, 2022 hearing.

Case Manager: Ann Benavidez, Planner

Property Owner: Deckard Holdings LLC

Applicant: Deckard Holdings LLC

Representative: Brent Deckard

Location: 220 East Lachappelle

Legal Description: the east 30 feet of Lot 10, Block 3, NCB 2582

Total Acreage: 0.0636 acres

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Lone Star 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 the current "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-4 CD" "R-6"

Current Land Uses: Duplexes, Residential Dwellings

Direction: South

Current Base Zoning: "I-2"

Current Land Uses: Residential Dwelling, Building

Direction: East

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

Current Land Uses: Mattress Store, Residential Dwelling

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Residential 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: East Lachappelle

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 43, 44, 46, 243, 246

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 a beer garden is 1 parking space per 100 feet of gross floor area.

“IDZ-1” waives the parking requirement.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single Family District allows dwellings (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-1" Limited Intensity Infill 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 uses permitted will be for "C-1" Light Commercial District and for a Bar/Tavern.

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 Rockport Subdivision 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 Regional Center Area Plan and is currently designated as “Neighborhood Mixed Use” 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 current “R-6” Commercial District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” Limited Intensity Infill Development Zone District with uses permitted for “C-1” Light Commercial District and a Bar/Tavern is also appropriate. The proposed infill is an extension of Kunstler Brewery to serve the surrounding community. The property is located amongst various zoning, with residential, industrial, and commercial land uses and zoning.
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 Area Plan:
 - Goal 4: Diversify the Mix of Uses in the Downtown Core o Encourage new and renovated buildings to incorporate a mix of uses;
 - o Encourage the development of vacant lots in the city center with a geographically balanced mix of uses;
 - o Cultivate entrepreneurship, small business, and innovation;
 - Goal 5: Leverage and enhance Downtown’s Reputation as a Destination for Hospitality and Tourism
 - o Create new and enhance existing destinations to provide additional cultural and entertainment opportunities for residents and visitors alike;
 - o Ensure residents and visitors have places to eat, play, and experience San Antonio’s authentic culture;
 - o Create complementary uses that engage both visitors and residents.
6. **Size of Tract:** The subject property is 0.0636 acres, which can reasonably accommodate the proposed infill development.
7. **Other Factors** The applicant intends to rezone to “IDZ-1” to allow for extension of the existing beer garden.