



City of San Antonio

Agenda Memorandum

Agenda Date: February 6, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2023-10700332

SUMMARY:
Current Zoning: .

Requested Zoning: .

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: .
Case Manager: .

Property Owner: .

Applicant: .

Representative: .

Location: .

Legal Description: .

Total Acreage: .

Notices Mailed

Owners of Property within 200 feet: .

Registered Neighborhood Associations within 200 feet: .

Applicable Agencies: .

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and was zoned “F” Local Retail District and “B” Residence District. A portion of the property was rezoned by Ordinance 81710, dated February 23, 1995 to B-2NA” Business, Non-Alcoholic Sales District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “B-2NA” Business, Non-Acholic Sales District and “B” Residence District was converted to the current “C-2NA” Commercial Nonalcoholic Sales District and “R-4” Residential Single-Family District.

Topography: .

Adjacent Base Zoning and Land Uses

Direction: .

Current Base Zoning: .

Current Land Uses: .

Direction: .

Current Base Zoning: .

Current Land Uses: .

Direction: .

Current Base Zoning: .

Current Land Uses: .

Direction: .

Current Base Zoning: .

Current Land Uses: .

Overlay District Information:

The Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas. The "MLOD-3" Martindale Army Airfield Military Lighting Overlay District does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Special District Information: .

Transportation

Thoroughfare: East Houston

Existing Character: Minor Secondary Arterial Type B

Proposed Changes: None

Thoroughfare: North Mel Walters Way
Existing Character: Minor Secondary Arterial Type B
Proposed Changes: None

Public Transit: There is public transit within walking distance of the subject property.
Routes Served: 24, 222

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: The minimum parking requirement for single-family development is one parking space per unit.

The IDZ-1 base zoning district waives the parking requirement.

ISSUE:

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ALTERNATIVES:

Current Zoning: C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited. 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: 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” Limited Intensity Infill Development will allow for one (1) dwelling unit and uses permitted in “C-1” Light Commercial District.

FISCAL IMPACT:

None

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PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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RECOMMENDATION:

Staff Analysis and Recommendation: .

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

1. **Consistency:** .

2. **Adverse Impacts on Neighboring Lands:** .Staff find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** . The proposed “IDZ-1” with uses permitted for (1) one dwelling unit and uses permitted in “C-1” Light Commercial District is not an appropriate zoning for the property and surrounding area due to its high intensity nature.
4. **Health, Safety and Welfare:** .
5. **Public Policy:** : The request does not appear to conflict with any public policy objectives of the Downtown Area Regional Center Plan:
Relevant Goals, Policies and Actions of the Comprehensive Plan may include:
 - Redevelopment 1.3 - New retail, medical office, and business services space - an opportunity for up to 200,000 sq. feet of new space.
 - Land Use and Community Facilities 2.2 - Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment.
 - Land Use and Community Facilities 4.3 - Reinforce Neighborhood Commercial nodes at cross streets.
6. **Size of Tract:** .
7. **Other Factors** The applicant intends to rezone to “IDZ-1” to develop thirty-seven (1) dwelling unit on the property and uses permitted in “C-1” Lighting Commercial District.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses, and a church to feature a community center.

The proposed rezoning is seeking additional density for use as residential dwelling units. A rezoning application does not allow Short Term Rentals (STRs) as a use by right. Any applicant seeking to operate an STR must follow the appropriate City and Unified Development Code (UDC) processes and is required to apply and qualify for STR permit(s) through those processes. Short Term Rentals are governed by the UDC Section 16.1100. Also see Section 35-374.01 for STR density limitations, Section 35-399 for establishment regulations, and Section 35-482 for procedures regarding consideration of special exceptions