



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** August 4, 2022

**In Control:** City Council

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**

ZONING CASE Z-2022-10700129

**SUMMARY:**

**Current Zoning:** "R-4 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 for three (3) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** June 21, 2022

**Case Manager:** Ann Benavidez, Planner

**Property Owner:** Patricia Cater

**Applicant:** Patricia Cater

**Representative:** Patricia Cater

**Location:** 539 Ruiz Street

**Legal Description:** Lot 16, Block 1, NCB 2181

**Total Acreage:** 0.2057 acres

**Notices Mailed****Owners of Property within 200 feet:** 32**Registered Neighborhood Associations within 200 feet:** Gardendale Neighborhood Association**Applicable Agencies:** None.**Property Details****Property History:**

The subject property is currently zoned "R-4" Residential Single-Family District. The property is part of the original 36 square miles of the City of San Antonio and was originally zoned "J" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "J" Commercial District converted to "I-1" General Industrial District. The property was then rezoned by Ordinance 97325 dated March 13, 2003, 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 flood plain.

**Adjacent Base Zoning and Land Uses****Direction:** North**Current Base Zoning:** "R-4", "I-1"**Current Land Uses:** Vacant, Blacksmith**Direction:** South**Current Base Zoning:** "R-4"**Current Land Uses:** Residential Dwelling**Direction:** East**Current Base Zoning:** "I-1"**Current Land Uses:** Residential Dwelling**Direction:** West**Current Base Zoning:** "I-1"**Current Land Uses:** Restaurant**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:** Ruiz Street**Existing Character:** Collector**Proposed Changes:** None Known**Thoroughfare:** Briscoe Alley**Existing Character:** Local**Proposed Changes:** None Known**Public Transit:** VIA bus routes are within walking distance of the subject property.**Routes Served:** 20, 79, 89, 277

**Traffic Impact:** Preliminary Review Only– Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting. A TIA study may be required based on the information provided at time of platting and/or permitting.

The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502\*\*

A TIA Report is not required.

**Parking Information:** The minimum parking requirement for a residential dwelling is 1.5 spaces per unit.

“IDZ-1” waives the minimum parking requirements.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current Zoning:** “R-4” Residential Single-Family allows dwellings (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 Infill Development 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 would allow three (3) dwelling units.

**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 Bandera Premium Transit Corridor and the Fredericksburg Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission recommend 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 “Medium Density Residential” in the future land use component of the plan. The proposed “IDZ-1” with uses permitted for three (3) dwelling units 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. There is an established pattern of “IDZ” in proximity to the property with uses permitted for 4-5 dwelling units, that are similar in size and have similar placement on the block face. Additionally, the property is in a neighborhood with a multitude of base zoning districts, and with existing commercial, industrial, and residential uses. There is an existing level of intensity that can accommodate the proposed additionally units.
3. **Suitability as Presently Zoned:** The current “R-4” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” with uses permitted for three (3) dwelling units is also appropriate. While a single-family residential development pattern has been established in the area, there is also an established development pattern of light commercial and light industrial uses in the area as well. Thus, the proposed “IDZ-1” which is sandwiched between two (2) industrially zoned properties is consistent with development in the area and provides additional housing options.
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 Area 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;
    - o Emphasize the development of “Missing Middle” housing for both renters and owners

6. **Size of Tract:** The subject property is 0.2057 acres, which can reasonably accommodate residential development.
7. **Other Factors:** The applicant intends to rezone to “IDZ-1” with uses permitted for three (3) dwelling units, to rehabilitate the current structure, and to construct two additional free-standing units on the back of the property. The existing structure will keep the driveway to accommodate parking for that unit, and the two proposed units will share a driveway, with access off of Briscoe Alley.