



City of San Antonio

Agenda Memorandum

Agenda Date: December 6, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2022-10700281

SUMMARY:

Current Zoning: "R-5 H AHOD" Residential Single-Family Historic Airport Hazard Overlay District

Requested Zoning: "IDZ-2 H AHOD" Medium Intensity Infill Development Zone Historic Airport Hazard Overlay District with uses permitted for fourteen (14) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 6, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: Benjamin Bowman

Applicant: Benjamin Bowman

Representative: Benjamin Bowman

Location: 454 East Hildebrand Avenue

Legal Description: Lot 14, Block 4, NCB 6817

Total Acreage: 0.597 Acres

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Monte Vista Historical Association
Applicable Agencies: Fort Sam Houston and Planning Department

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio and was originally zoned “A” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “A” Single-Family Residence District converted to the current “R-5” 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-5"

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: "R-5"

Current Land Uses: University

Direction: West

Current Base Zoning: “R-5”

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.

The Monte Vista Historic District, is an overlay district which was adopted in 1975. This district does not regulate use of the property, but does enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

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 Hildebrand Avenue

Existing Character: Secondary Arterial B

Proposed Changes: None Known

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

Routes Served: 5, 204, 509

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 multi-family development is 1.5 parking spaces per unit.

The “IDZ-2” base zoning district waives the parking requirement by 50%.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-5” Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

Proposed Zoning: “IDZ-2” Medium Intensity Infill Development Zone 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 uses permitted by the “IDZ-2” base zoning district would be for fourteen (14) dwelling units.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center or within a ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial, with an alternate recommendation for “IDZ-1” Limited Infill Development Zone with uses permitted for six (6) dwelling units.

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 Monte Vista Neighborhood Plan, findings of consistency are based on existing and surrounding zoning and uses.
2. **Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. While the proposed use is consistent with the established development pattern of the surrounding area, the proposed density is out of character with the surrounding properties.
3. **Suitability as Presently Zoned:** The current “R-5” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-2” Medium Density Infill Development Zone District with uses permitted for 14 dwelling units is not appropriate. The size of the lot and placement is consistent with surrounding lots that accommodate additional density; however, the proposed residential density is too intense. There are no properties in proximity that accommodate this many units, and the properties in immediate proximity are single-family. The property is fronting a secondary arterial and abutting Trinity University. Residential infill density is appropriate for the property considering these factors, and in conjunction with the physical characteristics of the subject property, staff can support a total of six (6) units. This alternate recommendation aligns with the goals and objectives of the Strategic Housing Implementation Plan (SHIP), to increase housing stock for growing housing needs in the City while offering a density more in line with the already existing 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 SATomorrow Comprehensive Plan:
 - GCF Goal 2: Priority growth areas attract jobs and residents.
 - GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.
 - GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
 - GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.
6. **Size of Tract:** The subject property is 0.597 Acres, which can reasonably accommodate a multi-family residential development.

7. **Other Factors** The applicant intends to rezone to “IDZ-2” to develop multi-family apartments at a total density of 14 units.

This property is located within the Monte Vista Historic District. Any new construction will require approval from the Office of Historic Preservation. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Office of Historic Preservation for work on this property. Additionally, based on the submitted site plan, there are conflicts with the Historic Design Guidelines and the proposed project.

The subject property is located within the Monte Vista Neighborhood Plan, findings of consistency are based on existing and surrounding zoning and uses. The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses. There are a total of 14 units proposed on the site plan.

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request. The Military has indicated that there are no objections to this request.