



# City of San Antonio

## Agenda Memorandum

---

**Agenda Date:** March 21, 2023

**In Control:** Zoning Commission Meeting

---

**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 5

**SUBJECT:**  
ZONING CASE Z-2023-10700031

**SUMMARY:**

**Current Zoning:** "IDZ-1 RIO-4 MC-1 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted for six (6) dwelling units

**Requested Zoning:** to "IDZ-1 RIO-4 MC-1 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay 4 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted for six (6) dwelling units with a Major Site Plan Amendment for a decrease in perimeter buffer between "IDZ" plan area and adjacent properties

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 23, 2023

**Case Manager:** Ann Benavidez, Planner

**Property Owner:** Yellowstone IDZ Subdivisions LLC

**Applicant:** Yellowstone IDZ Subdivisions LLC

**Representative:** Patrick Christensen

**Location:** 202-212 Yellowstone Street

**Legal Description:** Lots 16-21, NCB 6306

**Total Acreage:** 0.446 Acres

**Notices Mailed****Owners of Property within 200 feet:** 43**Registered Neighborhood Associations within 200 feet:** Roosevelt Park Neighborhood Association**Applicable Agencies:** Office of Historic Preservation**Property Details**

**Property History:** The property was part of the Original 36 square miles and zoned "J" Commercial District. The subject property was rezoned by Ordinance 61454, dated September 19, 1985, 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-Alcoholic Sales District converted to "C-2NA" Commercial Non-Alcoholic Sales District. The property was rezoned by Ordinance 2021-02-04-0081 dated February 4, 2021, to the current "IDZ-1" Limited Infill Development Zone District with uses permitted for six (6) dwelling units.

**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:** "C-2NA CD"**Current Land Uses:** Cabinet maker**Direction:** South**Current Base Zoning:** "C-2NA" "R-6"**Current Land Uses:** Residential Dwelling**Direction:** East**Current Base Zoning:** "C-2" "IDZ"**Current Land Uses:** Restaurant, Residential Dwelling, Vacant**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.

The "MC-1" Roosevelt Avenue Metropolitan Corridor provides site and building design standards for properties located along Roosevelt Avenue between St. Mary's Street and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and

preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

The "RIO-4" River Improvement Overlay District is an overlay district to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

**Special District Information:**

None.

**Transportation**

**Thoroughfare:** Yellowstone Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Roosevelt 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:** 34, 36, 42, 232

**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 residential multi-family development is 1.5 parking spaces per unit.

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

**ISSUE:**

None.

**ALTERNATIVES:**

Current 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.

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.

If approved, the base zoning would remain the same for six (6) dwelling units. The rezoning is for a Major Site Plan Amendment for a decrease in the originally approved perimeter buffer between “IDZ” plan area and adjacent properties.

**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. The Zoning Commission recommendation is pending the March 21, 2023, hearing.

**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 Area Plan and is currently designated as “Urban 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. The property is already zoned for the 6 units proposed, but the rezoning case is due to a decrease in the proposed IDZ-1 perimeter setback.
3. **Suitability as Presently Zoned:** The current and proposed “IDZ-1” Limited Intensity Infill Development Zone District with uses permitted for six (6) dwelling units is an appropriate zoning for the property and surrounding area. The property is at the intersection of a local street that primarily accommodates single-family residential development, and a secondary arterial that primarily accommodates a mix of medium intensity commercial uses. The proposed zoning is the same as previously requested and the use aligns with the development pattern surrounding area. The rezoning is requested due to a Major Amendment to the Site Plan. The Major Site Plan amendment is for a decrease in perimeter buffer between “IDZ” plan area and adjacent properties.
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 Area 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 0.446 Acres, which can reasonably accommodate the proposed multi-family residential development.
- 7. **Other Factors:** The applicant is going through this change of zoning to reduce the perimeter buffer between IDZ plan area and adjacent properties. The permitted uses are identical to the original zoning request and the current base zoning. The square footage of each unit has also increased.

For properties zoned “IDZ-1” that abut lots zoned residential or are developed with a single-family use, the height is restricted to the maximum height of the single-family district within 50 feet of the property line.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential uses.

The current zoning was put into place by Ordinance 2021-02-04-0081, dated February 4, 2021.