



City of San Antonio

Agenda Memorandum

Agenda Date: December 2, 2021

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Zoning Case Z-2021-10700264

SUMMARY:

Current Zoning: "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ-1 UC-4 AHOD" Limited Intensity Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted for a Professional Office and two (2) dwelling units and "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for a Professional Office and two (2) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 2, 2021

Case Manager: Summer McCann, Planner

Property Owner: Bernie Johnson

Applicant: Brown & Ortiz

Representative: Brown & Ortiz

Location: 820 East Euclid Avenue

Legal Description: Lot 6, Block 3, NCB 829

Total Acreage: 0.21 Acres

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: The Tobin Hill Community Association

Applicable Agencies: None

Property Details

Property History: The subject property was a part of the original 36 square miles of the City of San Antonio and zoned "D" Apartment District. The property was rezoned to "R-1" Single-Family Residence District by Ordinance 83331 dated December 14, 1995. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "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-6"

Current Land Uses: Single-Family Dwelling

Direction: East

Current Base Zoning: "IDZ"

Current Land Uses: Under Construction (Uses permitted 20 Dwelling Units and "C-2" uses)

Direction: South

Current Base Zoning: "IDZ-3"

Current Land Uses: Abandoned Building

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family 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 “UC-4” North Saint Mary's Street Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of “UC” serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

Special District Information: None.

Transportation

Thoroughfare: Euclid Avenue

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 8

Traffic Impact: “IDZ” zoning – exempt from TIA requirements. “D” zoning – exempt from TIA requirements. We recognize that this parcel/tract is zoned “D” or “IDZ” and you are not required to submit a TIA study. We do recommend that driveway queuing be analyzed to ensure that queues do not spill back into public right-of-way. ROW dedication and improvement may be required along Euclid.

Parking Information: “IDZ-1” waives the minimum parking requirement.

ISSUE: None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-family dwelling (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 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 “IDZ-1” would permit uses for a profession office and two (2) dwelling units.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within a premium transit corridor and within the Midtown Regional Center.

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 SA Tomorrow Midtown Regional Center Plan and is currently designated as “Urban Mixed Use”. 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” Residential Single-Family District is an appropriate zoning for the area. The proposed “IDZ-1” would allow for a Professional Office and two (2) dwelling units and is also appropriate. The surrounding properties carry various degrees of “IDZ” Infill Development Zoning and “RM-4” Residential Mixed Districts. The proposed “IDZ-1” Limited Intensity Infill Development is consistent with mix of retail/commercial uses in the area and the mix of residential uses and densities.
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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the SA Tomorrow Midtown Regional Center Plan:

Relevant Goals and Policies of the Comprehensive Plan may include:

H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

H P30: Ensure infill development is compatible with existing neighborhoods.

Relevant Goals, Recommendations and Strategies of the Midtown Regional Center Plan may include:

Land Use Recommendation #2: Encourage zoning that supports the maintenance of neighborhood character while encouraging affordable housing, housing for all stages of life, and housing that is accessible to people with mobility impairments.

Housing Recommendation #3: Maintain affordability and a diversity of housing options by accommodating additional housing in neighborhoods and transition areas through context sensitive design and small scale, infill housing.

Housing Strategy 3.3: Encourage additional neighborhood housing such as accessory dwelling units and middle-density housing types (e.g. duplex, triplex) where consistent with the Future Land Use Plan and policy.

6. **Size of Tract:** The subject property is approximately 0.21 acres, which could reasonably accommodate a professional office and two (2) dwelling units.

7. **Other Factors** The applicant is rezoning to “IDZ-1” Limited Intensity Infill Development Zone to allow for a Professional Office and two (2) dwelling units.