



City of San Antonio

Agenda Memorandum

Agenda Date: December 16, 2021

In Control: City Council

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:

Zoning Case Z-2021-10700277

SUMMARY:

Current Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 16, 2021

Case Manager: Summer McCann, Planner

Property Owner: Gustavo Flores

Applicant: Esmeralda Gutierrez

Representative: Esmeralda Gutierrez

Location: 246 East Cevallos

Legal Description: Lot 1, NCB 2569

Total Acreage: 0.1022 acres

Notices Mailed**Owners of Property within 200 feet:** 35**Registered Neighborhood Associations within 200 feet:** Lone Star Neighborhood Association**Applicable Agencies:** None**Property Details**

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and zoned "L" First Manufacturing District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "L" First Manufacturing District converted to "I-2" Heavy Industrial District. The property was rezoned to "IDZ" Infill Development Zone with Uses Permitted in "R-4" Residential Single-Family District and "NC" Neighborhood Commercial District by Ordinance 2006-12-14-1441, dated December 14, 2006. The subject property was rezoned to "RM-4" Residential Mixed District by Ordinance 2013-11-12-0826, dated November 21, 2013.

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:** "IDZ"**Current Land Uses:** Apartment Complex**Direction:** East**Current Base Zoning:** "IDZ"**Current Land Uses:** Residential Dwelling Units**Direction:** South**Current Base Zoning:** "RM-4"**Current Land Uses:** Single-Family Dwelling**Direction:** West**Current Base Zoning:** "IDZ"**Current Land Uses:** Vacant Lot**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: None

Transportation

Thoroughfare: East Cevallos

Existing Character: Minor

Proposed Changes: None Known

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

Routes Served: 43, 44, 46, 51, 243, 246, 251

Traffic Impact: “IDZ” zoning – exempt from TIA requirements. “D” zoning – exempt from TIA requirements. We do recommend that driveway queuing be analyzed to ensure that queues do not spill back into public right-of-way.

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

ISSUE: None.

ALTERNATIVES:

Current Zoning: “RM-4” Residential Mixed District allows single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, 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” Light Commercial and “O-1” Office District. 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 applicant proposes “IDZ-1” for “C-1” Light Commercial District.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within a premium transit corridor and is within the Downtown 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 Downtown Area Regional Center Plan and is currently designated as “Urban Mixed Use” in the future land use component of the plan. The requested “IDZ-1” Limited Intensity Infill Development Zone 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 “RM-4” Residential Mixed District is an appropriate zoning district for the area. The proposed "IDZ-1" Limited Intensity Infill Development Zone is also appropriate and is consistent with neighboring “IDZ” Infill Development Zone 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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Downtown Area Regional Center Plan.
Relevant goals/recommendations/strategies of the Downtown Area Regional Center Plan may include:
 - Goal 1 - Preserve and Enhance Downtown’s Authenticity**
 - Grow and evolve in meaningful ways that encourage attachment between people and places.
 - Goal 4 - Diversify the Mix of Uses in the Downtown Core**
 - Encourage the development of vacant lots in the city center with a geographically balanced mix of uses.
 - Create complete neighborhoods by providing residents with safe and convenient access to daily activities, goods, and services.
6. **Size of Tract:** The subject property is approximately 0.1022 acres is sufficient to accommodate infill development and the proposed light commercial uses.
7. **Other Factors** The applicant is rezoning to “IDZ-1” Limited Intensity Infill Development Zone with uses permitted in “C-1” Light Commercial District to allow for one mobile food truck.