



# City of San Antonio

## Agenda Memorandum

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**Agenda Date:** November 16, 2021

**In Control:** Zoning Commission Meeting

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**DEPARTMENT:** Development Services Department

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** District 1

**SUBJECT:**

Zoning Case Z-2021-10700279

(Associated Plan Amendment Case PA-2021-11600098)

**SUMMARY:**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with permitted uses for up to twenty-five (25) units per acre

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 16, 2021

**Case Manager:** Summer McCann, Planner

**Property Owner:** Francisco Mancera

**Applicant:** Mint Development LLC

**Representative:** Ricardo Turrubiates

**Location:** 315 Cincinnati Avenue

**Legal Description:** Lot 22, Block 10, NCB 2021

**Total Acreage:** 0.1653

**Notices Mailed****Owners of Property within 200 feet:** 30**Registered Neighborhood Associations within 200 feet:** Uptown Neighborhood Association,  
Beacon Hill Neighborhood 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 "B" Residence 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:** "C-3 NA"**Current Land Uses:** Retail**Direction:** East**Current Base Zoning:** "MF-33"**Current Land Uses:** Multi-Family**Direction:** South**Current Base Zoning:** "RM-4"**Current Land Uses:** Single-Family Dwelling**Direction:** West**Current Base Zoning:** "R-6"**Current Land Uses:** Multi-Family**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:** Cincinnati Avenue**Existing Character:** Minor**Proposed Changes:** None Known

**Public Transit:** There are no VIA bus routes within walking distance of the subject property.

**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:** The minimum parking requirement for 1 Family Dwelling is 1 per unit. “IDZ-2” waives the minimum parking requirement by 50%.

**ISSUE:** None.

**ALTERNATIVES:**

**Current Zoning:** “R-6” 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-2” 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.

If approved “IDZ-2” would allow for up to twenty-five (25) units per acre. This would allow up to four (4) residential 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 Denial.

**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 Low Density Residential” in the future land use component of the plan. The requested “IDZ-2” Medium Intensity Infill Development Zone base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Medium Density Residential”. Staff and Planning Commission recommend Denial.
2. **Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “IDZ-2” Medium

Intensity Infill Development Zone is not 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-2” would allow for up to twenty-five (25) units per acre and is not an appropriate zoning. The area is primarily single-family and the proposed density would be out of character within an area developed as “R-6” Residential Single-Family. The proposed rezoning would allow a density of four (4) units.
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 appear to conflict with the following goals, principles, and objectives of the SA Tomorrow Midtown Regional Center Plan:
  - Goal 4: Support Unique, Mixed Activity Areas
    - Accommodate growth while preserving distinct characteristics of each part of Midtown and providing thoughtful transitions between uses.
  - Relevant Goals, Recommendations and Strategies of the Midtown Regional Center Plan may include:
    - 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.
    - Land Use Recommendation #3: Discourage incremental rezoning (both up zoning and down zoning) in Midtown neighborhood areas
6. **Size of Tract:** The subject property is approximately 0.1653 acres, which could reasonably accommodate residential uses.
7. **Other Factors:** The applicant is rezoning to “IDZ-2” Medium Intensity Infill Development Zone to allow for up to twenty-five (25) units per acre. This allows for up to four (4) residential units.