



City of San Antonio

Agenda Memorandum

Agenda Date: May 16, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2023-10700087

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 for two (2) dwelling units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 16, 2023. This case was continued from May 2, 2023.

Case Manager: Adolfo Gonzalez, Zoning Planner

Property Owner: Laguette, LLC and Jose Nicolas Tancredi

Applicant: Jose Nicolas Tancredi

Representative: Jose Nicolas Tancredi

Location: 122 Sanders Street

Legal Description: Lot 20, Block 115, NCB 1413

Total Acreage: 0.137 acres

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "C" Apartment District. The property was rezoned by Ordinance 79329, dated December 16, 1993, to "R-2" Two-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-2" Two-Family Residence District converted to the current "RM-4" Residential Mixed District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "RM-4"

Current Land Uses: Residential Dwelling

Direction: East

Current Base Zoning: "RM-4"

Current Land Uses: Residential Dwelling

Direction: South

Current Base Zoning: "RM-4"

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: "RM-4"

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.

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: Sanders Street

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Fredonia Street

Existing Character: Local

Proposed Changes: None known.

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

Routes Served: 26, 255

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for single-family dwelling is 1 space per unit. "IDZ-1" waives the minimum parking requirement.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "RM-4" Residential Mixed District permits 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" 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.

The proposed "IDZ-1" will allow two (2) dwelling units and waives parking requirements.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and within ½ a mile from the New Braunfels Avenue Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends 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 Arena District/Eastside Community Plan and is currently designated as "Medium Density Residential" 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. A majority of the area is zoned "RM-4" Residential Mixed District which allows up to four (4) units per property within a single structure.
3. **Suitability as Presently Zoned:** The existing "RM-4" Residential Mixed District is an appropriate zoning for the property and surrounding area. The proposed "IDZ-1" Limited Intensity Infill Development Zone with uses permitted for two (2) dwelling units is also an appropriate. "RM-4" Residential Mixed District permits up to four (4) dwelling units on the property, but due to size of property, which is less than a third of an acre, the Unified Development Code requires the dwelling units be attached. The applicant is requesting the "IDZ-1" Limited Intensity Infill Development Zone base zoning district to create only two (2) detached single-family units. The proposed "IDZ-1" also requires a prescribed site plan that indicates limits the density to two (2) units and indicates how the lot will be developed. Any major amendments to the site plan after approval by City Council, will require additional rezoning to amend the site plan.
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 objective of the Arena District/Eastside Community Plan. Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:
 - Housing (H) Goal 2:** A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.
 - H Goal 3:** Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
 - H Goal 6:** Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
 - H Policy 30:** Ensure infill development is compatible with existing neighborhoods.Relevant Goals of the Arena District/Eastside Community Plan may include:
 - Land Use & Community Facilities Goal 2.2:** Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment.
 - Land Use Plan Goal 4.1:** Conserve existing neighborhoods.
6. **Size of Tract:** The 0.137 acre site is of sufficient size to accommodate the proposed residential development.

- 7. Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential use for two (2) dwelling units.