



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-3630

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 6/21/2018

**Title:** ZONING CASE # Z2018179 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on Lot 13, NCB 2569, located at 318 East Cevallos Street. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2018-06-21-0533

Date	Ver.	Action By	Action	Result
6/21/2018	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2018179

**SUMMARY:**

**Current Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 15, 2018

**Case Manager:** Nylih Acosta, Planner

**Property Owner:** Monte Vista Capital, LLC

**Applicant:** Kevin R. Chaney

**Representative:** Kevin R. Chaney

**Location:** 318 East Cevallos Street

**Legal Description:** Lot 13, NCB 2569

**Total Acreage:** 0.11

**Notices Mailed**

**Owners of Property within 200 feet:** 42

**Registered Neighborhood Associations within 200 feet:** Lone Star

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property is part of the original 36 square miles of the City of San Antonio and was zoned "L" First Manufacturing District. Upon the adoption of the 2001 Unified Development Code the previous "L" converted to "I-2" Heavy Industrial District. A 2006 case, Ordinance 2006-12-14-1441 rezoned the property to the current "R-4" Residential Single-Family District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** IDZ

**Current Land Uses:** Cevallos Lofts, Restaurant

**Direction:** East

**Current Base Zoning:** IDZ

**Current Land Uses:** Southtown Flats

**Direction:** South

**Current Base Zoning:** RM-5, R-6, MF-25, IDZ

**Current Land Uses:** Single-Family Residences, Vacant Lot, Clay Street Homes

**Direction:** West

**Current Base Zoning:** IDZ, R-4, RM-4

**Current Land Uses:** restaurant, Vacant Lot, Single-Family Residences, Duplexes

**Overlay and Special District Information:**

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

**Transportation**

**Thoroughfare:** Cevallos Street

**Existing Character:** Local Road

**Proposed Changes:** Known None

**Public Transit:** VIA routes 46 and 246 are within walking distance from the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA

requirements.

**Parking Information:** The “IDZ” Infill Development Zone District waives off-street vehicle parking requirements.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district. Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools are what’s allowed in the “R-4”.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is within the Downtown Regional Center and the Rockport Subdivision Metro Premium Plus Route.

**Staff Analysis and Recommendation:** Staff and Zoning Commission (8-0) recommend Approval.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The property is located within the Lone Star Community Plan, and is currently designated as “Low Density Mixed Use” in the future land use component of the plan. The requested “IDZ” Infill Development Zone base zoning district is consistent with the future land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant is proposing to renovate the property for commercial uses such as a coffee shop, restaurant, or retail uses to provide services to the surrounding residences.

**3. Suitability as Presently Zoned:**

The current “IDZ” base zoning district is appropriate for the subject property’s location. The surrounding area is “IDZ” and allowing the change will match the surrounding zoning districts.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The applicant proposes to renovate the property and lease it out for commercial use. The change to “IDZ” is compatible with the Lone Star Community Plan, to beautify the community through redevelopment projects which seek to improve and reuse underutilized parcels.

**5. Public Policy:**

The rezoning request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property totals 0.11 acres in size, which reasonably accommodates the uses permitted in “IDZ” Infill Development Zone District.

**7. Other Factors:**

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

- The applicant’s request meets the Master Plan’s Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.
- The applicant’s request the Master Plan’s Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.