



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-6578  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 12/4/2018  
**Title:** ZONING CASE # Z-2018-900030 S (Council District 2): A request for a change in zoning from "I-2" General Industrial District to "R-4 S" Residential Single-Family District with Specific Use Authorization for a Manufactured Home on Lot 14, Block 11, NCB 1204, located at 423 Runnels Avenue. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**  
Zoning Case Z-2018-900030 S

**SUMMARY:**  
**Current Zoning:** "I-2" General Industrial District

**Requested Zoning:** "R-4 S" Residential Single-Family District with Specific Use Authorization for a Manufactured Home

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** December 4, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Irma & Francisco J. Diaz

**Applicant:** Francisco J. Diaz

**Representative:** Francisco J. Diaz

**Location:** 423 Runnels Avenue

**Legal Description:** Lot 14, Block 11, NCB 1204

**Total Acreage:** 0.12

**Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:** Government Hill Alliance

**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 the current “I-2” Heavy Industrial 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:** I-2

**Current Land Uses:** Vacant Lots, residences

**Direction:** East

**Current Base Zoning:** I-2

**Current Land Uses:** Vacant Lots, residences

**Direction:** South

**Current Base Zoning:** I-2

**Current Land Uses:** Vacant Lots, residences

**Direction:** West

**Current Base Zoning:** I-2

**Current Land Uses:** Vacant Lots, residences

**Overlay and Special District Information:** None

**Transportation**

**Thoroughfare:** Runnels Avenue

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA route 515 is within walking distance of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Minimum 1 parking spot per dwelling unit.

**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 allowed within the “R-4”.

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center or a Premium Transit Corridor.

**Staff Analysis and Recommendation:** Staff recommends 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 Government Hill Neighborhood Plan, and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “R-4” Residential Single-Family 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 requesting the down-zone to allow for a mobile home on the property. The area is residential and is currently not zoned appropriately. The specific use authorization will allow for the mobile home, and additional conditions can be placed on the property if needed.

**3. Suitability as Presently Zoned:**

The current “I-2” base zoning district is not appropriate for the subject property’s location, the surrounding area is residential and should not be zoned heavy industrial.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

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

**6. Size of Tract:**

The subject property totals 0.12 acres in size, which reasonably accommodates the uses permitted in “R-4” Residential Single-Family District.

**7. Other Factors:**

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts

as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.