



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-6732  
**Type:** Zoning Case  
**In control:** City Council A Session  
**On agenda:** 9/19/2019  
**Title:** ZONING CASE Z-2019-10700147 (Council District 1): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for one (1) dwelling unit on the northwest 94 feet of Lot 1, NCB 1756, located at 727 East Park Avenue. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Ground Plan Comparison Form, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2019-09-19-0768

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z-2019-10700147

**SUMMARY:**

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

**Requested Zoning:** "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for one (1) dwelling unit

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** August 20, 2019

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Lique Engineers

**Applicant:** Lique Engineers

**Representative:** Lique Engineers

**Location:** 727 East Park Avenue

**Legal Description:** Northwest 94 feet of Lot 1, NCB 1756

**Total Acreage:** 0.0626

**Notices Mailed**

**Owners of Property within 200 feet:** 32

**Registered Neighborhood Associations within 200 feet:** Tobin Hill Neighborhood Association

**Applicable Agencies:** Fort Sam Houston

**Property Details**

**Property History:** The property is part of the original 36 square miles of San Antonio and was zoned "D" Apartment to "R-1" Single Family by Ordinance 83331. "R-1" Single- Family was converted to "R-6" Single Family Residential by the adoption of the 2001 UDC.

**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:** "R-6"

**Current Land Uses:** Single Family Dwelling

**Direction:** East

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single Family Dwelling

**Direction:** West

**Current Base Zoning:** "C-3NA"

**Current Land Uses:** Storage Warehouse

**Direction:** South

**Current Base Zoning:** "C-3NA"

**Current Land Uses:** Office

**Overlay and Special District Information:**

"IDZ"

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.

"AHOD"

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:** Park

**Existing Character:** Local

**Proposed Changes:** None Known

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

Routes Served: 8, 11, 20

**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:** The parking minimum for IDZ-1 is waived.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “R-6” Single Family Residential. 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. “R-6” zones require lots to be 6,000 square feet, have front setbacks of 10 feet, and have rear setbacks of 20 feet. The current zoning would leave this triangular lot undevelopable, as it is comprised of just 2726 square feet and is 55 feet at its widest.

The proposed “IDZ-1” Infill Development Zone is a more appropriate zoning for this small vacant lot, as it allows for smaller setbacks, an unconventional building envelope within the developable space, and less parking. A compact single family home is enabled by the criteria of the “IDZ-1” zone and dictated by the site plan proposed by the applicant.

**FISCAL IMPACT:**

None.

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

The property is part of the Midtown Regional Center and is within a premium transit corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (9-0) recommend Approval.

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

**1. Consistency:**

The subject property is located within the 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-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.

## **3. Suitability as Presently Zoned:**

The current “R-6” zoning is not appropriate for the property and surrounding area. The proposed “IDZ-1” would be more appropriate for a small infill lot such as the subject property.

## **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 Midtown Regional Center Plan:

Goal 5: Broaden Housing Choices

Offer a range of housing types and price-points to meet the diverse needs of residents such as, seniors, students, families, and others.

Conserve existing affordable housing and the existing diverse mix of housing types, and expand affordable housing options.

Rehabilitate or redevelop housing that is in poor condition.

Focus most new housing development closer to multimodal transportation corridors.

Goal 10: Pursue Transformative Projects

Elevate the Midtown Area’s aesthetic appeal, stimulate economic growth, and meet local needs by transforming vacant properties and older buildings through reuse, redevelopment, or new development.

Per “IDZ” criteria:

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 meets the Master Plan’s Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.

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.

## **6. Size of Tract:**

The subject property is 0.0626 acres, which could reasonably accommodate single-family uses.

## **7. Other Factors:**

“IDZ-1” for one residential unit is exempt from the site plan requirement.

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any

property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. On March 22, 2018, the Building Standards Board ordered demolition, and the Office of Historic Preservation reviewed for significance in preparation for that case.