



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-7206

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 10/3/2019

**Title:** ZONING CASE Z-2019-10700188 (Council District 2): Ordinance amending the Zoning District Boundary from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units on Lot 10, Block 17, NCB 664, located at 1101 South Cherry Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2019-11600053)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Ground Plan Comparison Form, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2019-10-03-0826

Date	Ver.	Action By	Action	Result
10/3/2019	1	City Council A Session		

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z-2019-10700188  
(Associated Plan Amendment Case PA-2019-11600053)

**SUMMARY:**

**Current Zoning:** "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

**Requested Zoning:** "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 17, 2019

**Case Manager:** Mercedes Rivas, Senior Planner

**Property Owner:** EW Martin

**Applicant:** Harris Bay

**Representative:** Patrick W. Christensen

**Location:** 1101 South Cherry Street

**Legal Description:** Lot 10, Block 17, NCB 664

**Total Acreage:** 0.1176

**Notices Mailed**

**Owners of Property within 200 feet:** 39

**Registered Neighborhood Associations within 200 feet:** Denver Heights Neighborhood Association

**Applicable Agencies:** Solid Waste Department and Planning Department

**Property Details**

**Property History:** The property is part of the original 36 Square Miles of San Antonio and was originally zoned “R-2” Two Family Residence District. The subject property converted from “R-2” to “RM-4” Residential Mixed District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

**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:** “RM-4”

**Current Land Uses:** Home

**Direction:** East

**Current Base Zoning:** “C-1”

**Current Land Uses:** Home

**Direction:** West

**Current Base Zoning:** “RM-4”

**Current Land Uses:** Home

**Direction:** South

**Current Base Zoning:** “I-1”

**Current Land Uses:** Machine Shop

**Overlay and Special District Information:**

"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:** South Cherry Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.  
Route Served: 32

**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 minimum parking requirement for a single-family dwelling is 1 space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “RM-4” Residential Mixed.

**Current:** “RM-4” districts are intended to provide areas for medium to high-density residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring flexible yard and area standards. Mixed residential districts provide flexible density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.

**Proposed:** The “IDZ-2” Medium Intensity Infill Development Zone provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings of 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 proposed “IDZ” uses for this request are residential dwelling units.

**FISCAL IMPACT:**

None.

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

The property is part of the Downtown Regional Center, but is not within a premium transit corridor.

**RECOMMENDATION:**

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

**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 Arena District/Eastside Community Plan and is currently designated

as “Light Industrial” in the future land use component of the plan. The applicant is requesting a Plan Amendment to change the future land use to “Medium Density Residential”. Staff and Planning Commission recommend Approval.

## **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 “RM-4” zoning is appropriate for the property and surrounding area. The proposed “IDZ-2” Medium Intensity Infill Development Zone use is an appropriate zoning for this property. The “IDZ-2” designation would allow for four (4) residential 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 not appear to conflict with the following goals, principles, and objectives of the Arena District/Eastside Community Plan:

- 1.1 New home construction - 25-50 homes per year
- 2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations
- 2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment

## **"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.

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

The subject property is 0.1176 acres, which could reasonably accommodate the four (4) dwelling units.

## **7. Other Factors:**

None.