



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-2987  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 4/20/2021  
**Title:** ZONING CASE Z-2021-10700044 (Council District 1): A request for a change in zoning from "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for three (3) dwelling units on Lot 7, Block 18, NCB 858, located at 703 East Euclid Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services Department)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Map, 2. Site Plan

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-2021-10700044

**SUMMARY:**  
**Current Zoning:** "RM-4 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 three (3) dwelling units

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** April 20, 2021

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Paz Rafael Andres & Guerrero Valentina

**Applicant:** Natasha Uhlrich, PE

**Representative:** Natasha Uhlrich, PE

**Location:** 703 East Euclid

**Legal Description:** Lot 7, Block 18, NCB 858

**Total Acreage:** 0.1653 Acres

**Notices Mailed**

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

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

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The property is part of the original 36 Square Miles of San Antonio and was originally zoned "D" Apartment District. The property was zoned from "D" to "R-2" Residence District by Ordinance 83331 on December 14th, 1998. The subject property converted from "R-2" to "RM-4" Residential Mixed 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 flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "RM-4"

**Current Land Uses:** Residential Mixed Housing

**Direction:** South

**Current Base Zoning:** "C-1"

**Current Land Uses:** Short Term Rental, Professional Offices

**Direction:** East

**Current Base Zoning:** "RM-4"

**Current Land Uses:** Residential Mixed Housing

**Direction:** West

**Current Base Zoning:** "MF-25 IDZ"

**Current Land Uses:** Townhome Housing

**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.

**"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.

**Transportation**

**Thoroughfare:** Euclid  
**Existing Character:** Collector  
**Proposed Changes:** None known

**Thoroughfare:** Atlanta  
**Existing Character:** Local  
**Proposed Changes:** None known

**Public Transit:** VIA bus routes are within walking distance of the subject property.  
**Routes served:** 5, 8, 90, 289

**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 single-family dwellings is 1 space per unit.

**ISSUE:**  
None.

**ALTERNATIVES:**

**Current:** The existing “RM-4” allows a 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:** “IDZ-1” 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 requested “IDZ-1” only allows the development of 3 units pursuant to a site plan.

**FISCAL IMPACT:**  
None.

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

The subject property is the Midtown Regional Center and is located within the 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 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 adopted land use.

**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 “IDZ-1” is an appropriate zoning and is consistent with adjacent zoning districts and

uses. The request would in effect downzone the property from its current allowance for 4 units to 3 units, limited to a site plan.

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

The current “RM-4” Residential Single-Family is an appropriate zoning for the property and surrounding area. The proposed “IDZ-1” is also appropriate as it allows this corner lot to be developed utilizing its full street frontage and providing additional housing in a designated regional center and in proximity to frequent rapid transit.

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

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. The proposed density is consistent with neighborhood character and allows for better utilization of existing housing.

### **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 1: Preserve Midtown’s Distinct Character

Preserve the Midtown Area’s essential character-defining elements: the diversity of people and the unique character of individual places and neighborhoods.

Goal 4: Support Unique, Mixed Activity Areas

Foster an appropriate mix, density, and orientation of land uses in each part of Midtown to maintain the character of unique places, such as the North St. Mary’s Street music culture.

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.

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

The subject property is 0.1653 acres, which could reasonably accommodate the requested residential uses.

### **7. Other Factors:**

The applicant is rezoning to allow for the development of 2 additional residential units behind an existing home.

- 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 Urban Design - Policy 4b, because it

incentivizes property to encourage development in underutilized urban areas.