



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-4314  
**Type:** Zoning Case  
**In control:** City Council A Session  
**On agenda:** 6/17/2021  
**Title:** ZONING CASE Z-2021-10700087 (Council District 5): Ordinance amending the Zoning District Boundary from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 21 dwelling units on Lot 4, Lot 5 and Lot 7, Block 4, NCB 2231, located at 1016, 1020 and 1028 Morales Street. Staff recommends Denial, with an Alternate Recommendation. Zoning Commission recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Site Plan, 3. Ground Floor Comparison Form, 4. Zoning Minutes, 5. Draft Ordinance

Date	Ver.	Action By	Action	Result
6/17/2021	1	City Council A Session		

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z-2021-10700087

**SUMMARY:**

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

**Requested Zoning:** "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for twenty-one (21) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 18, 2021

Case Manager: Azadeh Sagheb, Senior Planner

Property Owner: Ivan Emil Wright

Applicant: Ivan Emil Wright

Representative: Ivan Emil Wright

Location: 1016, 1020 & 1022 Morales Street

Legal Description: Lot 4, Lot 5 and Lot 7, Block 4, NCB 2231

Total Acreage: 0.629

**Notices Mailed**

**Owners of Property within 200 feet:** 24

**Registered Neighborhood Associations:** Downtown Area Regional Center Plan

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject properties are located within the original 36 miles of the city of San Antonio and were originally zoned “B” Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the properties zoned “B” Residence District converted to “R-4” Residential Single-Family District.

**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:** “IDZ”, “I-2”

**Current Land Uses:** Single-Family Home, Manufacturing Company

**Direction:** East

**Current Base Zoning:** “R-4” & “IDZ”

**Current Land Uses:** Single-Family Homes

**Direction:** South

**Current Base Zoning:** “R-4” & “IDZ”

**Current Land Uses:** Single-Family Homes

**Direction:** West

**Current Base Zoning:** “R-4”

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

**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:** N San Marcos Street

**Existing Character:** Local

**Proposed Changes:** None

**Thoroughfare:** Morales Street

**Existing Character:** Local

**Proposed Changes:** None

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

**Routes Served:** 75, 76, 77, 79, 103, 275, 276, and 277.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. “IDZ” zoning is exempt from TIA requirement, however, it is recommended that driveway queuing to be analyzed to ensure that queues do not spill back into public right-of-way. ROW dedication and improvement may be required along Morales Street.

**Parking Information:** The parking requirement for “IDZ-2” is reduced by 50%.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The existing zoning district designation of “R-4” Residential Single-Family District allows for a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

**Proposed:** The proposed zoning district designation of “IDZ-2” allows rezoning requests with uses permitted for up to fifty (50) residential units per acre, which is twenty-one (21) units for this case. 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.

**FISCAL IMPACT:**

None.

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

The property is located within Downtown Regional Center but it is not within a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial, with an Alternate Recommendation for “IDZ-1” Limited Density Infill Development Zone with uses permitted for twelve (12) units.

Zoning Commission (10-0) 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 Downtown Area Regional Center and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “IDZ-2” base zoning district is consistent with the adopted land use designation.

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

Staff has found evidence of likely adverse impacts on neighborhood lands in relation to this change of zoning request. The proposed use is not consistent with the established development pattern in the surrounding vicinity. Although there are a few properties along both sides on Morales street zoned for IDZ, the uses are limited to those permitted in C-2 and R-4, and their current use is single-family residential.

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

The existing “R-4” Residential Single-Family base zoning is an appropriate zoning district for the surrounding neighborhood. The proposed “IDZ-2” with uses permitted for twenty-one (21) dwelling units is not a suitable density to the area. Staff recommends an Alternate Recommendation of “IDZ-1” with uses permitted for twelve (12) dwelling 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 Downtown Area Regional Center:

Goal 4: Diversify the Mix of Uses in the Downtown Core

- Encourage the development of vacant lots in the city center with a geographically balanced mix of uses; and,
- Attract additional housing and a diversity of employment options in the Downtown core.

Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods:

- Provide a variety of housing types, both owner- and renter-occupied, that are affordable for people at all stages of life and for a range of income levels; and,
- Emphasize the development of “Missing Middle” housing for both renters and owners.

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

The subject property is 0.629 acres, which would be intense to accommodate twenty-one (21) residential units but could adequately support twelve (12) residential units.

## **7. Other Factors:**

The applicant is requesting the change of zoning from “R-4” Residential Single-Family to “IDZ-2” Medium Density Infill Development Zone to allow for twenty-one (21) dwelling units to be developed on three vacant lots.