



# City of San Antonio

## Agenda Memorandum

**File Number:**17-1028

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**Agenda Item Number:** Z-3.

**Agenda Date:** 1/19/2017

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1 and 5

**SUBJECT:**

Zoning Case Z2017017

**SUMMARY:**

**Current Zoning:** Multiple zoning districts

**Requested Zoning:** Application of River Improvement Overlay-7 (RIO-7) District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 20, 2016

**Case Manager:** John Osten, Sr. Planner

**Property Owner:** Multiple

**Applicant:** City of San Antonio

**Representative:** City of San Antonio

**Location:** Multiple addresses generally located in close proximity to San Pedro Creek, Interstate Highway to the north, Interstate Highway 10 and Interstate Highway 35 to the west, Railroad Tracks to the south, and properties generally along South Flores Street to the east.

**Legal Description:** Multiple.

**Total Acreage:** 325

**Notices Mailed**

**Owners of Property within 200 feet:** 119

**Registered Neighborhood Associations within 200 feet:** Collin Gardens Neighborhood Association,

Downtown Residents Association, Five Points Neighborhood Association, King William Association, Lone Star Neighborhood Association

**Applicable Agencies:** Office of Historic Preservation, San Antonio River Authority

### **Property Details**

**Property History:** The property was annexed by the City of San Antonio in 1905 as part of the initial 36 square mile of the city.

**Topography:** The property does not include any abnormal physical features.

### **Adjacent Base Zoning and Land Uses**

Since this is a large area rezoning, there are multiple properties with various uses.

**Overlay and Special District Information:** 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.

Multiple properties are designated "H" Historic, "HE" Historic Exceptional, and "HS" Historic Significant. River Improvement Overlay-7 (RIO-7) District will be added as an overlay district. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines. A building permit review is performed by the Office of Historic Preservation.

### **Transportation**

**Thoroughfare:** There are multiple thoroughfares, collectors and local streets in the area

**Existing Character:** Various

**Proposed Changes:** None known

**Public Transit:** There are multiple bus lines in the area since downtown is considered one of the major transportation hubs in the city.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required.

**Parking Information:** On-site parking is not required in "D" Downtown District and "IDZ" Infill Development Zone District.

### **ISSUE:**

None.

### **ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

### **FISCAL IMPACT:**

None.

### **RECOMMENDATION:**

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

**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 Neighborhood Plan and Lone Star Community Plan. Proposed River Improvement Overlay-7 (RIO-7) District does not affect the current base zoning districts.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The application of the overlay district will add design standards to provide for more appropriate development adjacent to San Pedro Creek.

**3. Suitability as Presently Zoned:**

There is no change to the base zoning districts with the application of the overlay district.

**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 proposed request is consistent with the Comprehensive Plan's Historic Preservation and Cultural Heritage policies.

**6. Size of Tract:**

The subject area is 325 acres in size.

**7. Other Factors:**

None.