



# City of San Antonio

## Agenda Memorandum

**File Number:**19-3202

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

**Agenda Date:** 4/18/2019

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z-2019-10700033

(Associated Plan Amendment Case PA-2019-11600007)

**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 in "MF-25" Multi-Family District and "C-1" Light Commercial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** March 19, 2019

**Case Manager:** Dominic Silva, Planner

**Property Owner:** Archangelos Inc., Viviana Frank

**Applicant:** Julian Rotnofsky

**Representative:** Mario Pena

**Location:** 617 East Euclid Avenue

**Legal Description:** Lot 5, Block E, NCB 844

**Total Acreage:** 0.1917

**Notices Mailed**

**Owners of Property within 200 feet:** 28

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

**Applicable Agencies:** Fort Sam

**Property Details**

**Property History:** The subject properties were included in the original 36 square miles of the City of San Antonio and were originally zoned “R-1” Residential District. The property converted from “R-1” to “R-6” Residential Single-Family District. The property was rezoned from “R-6” Residential Single-Family to “RM-4 AHOD” Residential Single-Family Airport Hazard Overlay District by Ordinance 2014-08-07-0548, dated August 7, 2014.

**Topography:** The subject property is not located within the 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “R-6”

**Current Land Uses:** Residential

**Direction:** East

**Current Base Zoning:** “IDZ”

**Current Land Uses:** Multi-family

**Direction:** South

**Current Base Zoning:** “C-2 S”

**Current Land Uses:** Offices

**Direction:** West

**Current Base Zoning:** “RM-4”

**Current Land Uses:** Residential

**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:** East Euclid Avenue

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

**Thoroughfare:** Atlanta Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are not within walking distance of the subject property.

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

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

Professional Office: 1 per 300 sf GFA

Multi-Family: 1.5 per unit

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject properties retaining the present zoning district designations. Examples of permitted uses within “RM-4” are: up to four (4) dwelling units, schools, churches, and single-family.

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The subject property is located within ½ a mile of the Downtown Regional Center and within a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (10-0) 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 property is located within the Tobin Hill Neighborhood Plan, 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 not consistent with the future land use designation. The applicant is requesting an amendment to “Low Density Mixed Use.” Staff and Planning Commission recommend Approval.

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

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed development is for mixed use of commercial office space and multi-family and is an appropriate use for the surrounding area of commercial office space, hotel, and parking garages.

The subject property is well suited for the “Low Density Mixed Use” land use designation proposed as it is located along East Euclid Avenue which has a mix of “Medium Density,” “Low Density,” and “Institutional” land uses. It is also in line with the Tobin Hill Neighborhood Plan in supporting diverse housing options

**3. Suitability as Presently Zoned:**

The current “RM-4” Residential Mixed is an appropriate zoning for the property and surrounding area.

**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 rezoning request does not appear to conflict with the land use goals and strategies of the Tobin Hill Neighborhood Plan.

Tobin Hill Neighborhood Plan Goals:

2.2.1 Encourage and facilitate the development of quality, compatible infill housing where appropriate. Compatible housing will maintain the historical and architectural integrity of the neighborhood and help to better utilize vacant and/or unkempt properties.

2.4.2 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.

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

The subject property is .1917 acres, which would adequately support multi-family and commercial office uses.

## **7. Other Factors:**

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.

- 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 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.
- The applicant's request the Master Plan's Policy for Urban Design - Policy 1d, because it develops criteria and procedures for infill development which will enhance the character of neighborhoods.
- 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.

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.