



# City of San Antonio

## Agenda Memorandum

**File Number:**21-1133

---

**Agenda Item Number:** Z-11.

**Agenda Date:** 2/4/2021

**In Control:** City Council A Session

---

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2020-10700262

**SUMMARY:**

**Current Zoning:** "R-6 RIO-4 MC-1 AHOD" Residential Single-Family River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District and "R-6 RIO-4 AHOD" Residential Single-Family River Improvement Overlay Airport Hazard Overlay District and "C-2NA RIO-4 MC-1 AHOD" Commercial Nonalcoholic Sales River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District

**Requested Zoning:** "IDZ-1 RIO-4 MC-1 AHOD" Limited Intensity Infill Development Zone River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with uses permitted for six (6) dwelling units and "IDZ-1 RIO-4 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for six (6) dwelling units (All Overlays Remain the Same)

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 15, 2020

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Christopher Price

**Applicant:** Bradley Bechtol

**Representative:** Bradley Bechtol

**Location:** 214 Yellowstone Street

**Legal Description:** Lot 1, Lot 2, Lot 3, NCB 6306

**Total Acreage:** 0.4305

**Notices Mailed**

**Owners of Property within 200 feet:** 36

**Registered Neighborhood Associations within 200 feet:** Roosevelt Park Neighborhood Association

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The property was part of the Original 36 square miles and zoned "J" Commercial District. The subject property was rezoned by Ordinance 61454, dated September 19, 1985, from "J" Commercial District to "B-2NA" Business Non Alcoholic Sales District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-2NA" converted to the current "C-2NA" Commercial Non Alcoholic Sales 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:** "C-3 NA"

**Current Land Uses:** Office Building, Auto Parts Store

**Direction:** East

**Current Base Zoning:** "C-3" and "C-3 NA"

**Current Land Uses:** Fitness Studio, Art Gallery

**Direction:** South

**Current Base Zoning:** "C-3 NA"

**Current Land Uses:** Offices

**Direction:** West

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-Family

**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.

"MC-1"

The "MC-1" Roosevelt Avenue Metropolitan Corridor provides site and building design standards for properties located along Roosevelt Avenue between St. Mary's Street and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

"RIO"

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. 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.

"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:** South Roosevelt

**Existing Character:** Primary Arterial B

**Proposed Changes:** None Known

### **Transportation**

**Thoroughfare:** Yellowstone

**Existing Character:** Local

**Proposed Changes:** None Known

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

**Routes Served:** 32, 34, 36, 42, 232 and 242.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The proposed use does not surpass the minimum threshold.

**Parking Information:** The parking requirement for "IDZ-1" is waived.

**ISSUE:**

None.

### **ALTERNATIVES:**

**Current:** The "C-2" Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining. C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

**Proposed:** The proposed zoning district designation of "IDZ-1" allows rezoning requests with uses permitted for six (6) residential units. 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 within the Downtown Regional Center and is within a premium transit corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (11-0) recommend 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 Plan and is currently designated as “Urban Mixed-Use” in the land use component of the plan. The requested “IDZ-1” base zoning district is consistent with the adopted land use designation.

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

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The request and site plan limit the density to six (6) dwelling units.

**3. Suitability as Presently Zoned:**

The existing “C-2NA” base zoning district is appropriate for the surrounding area. The proposed “IDZ-1” is also appropriate and achieves the plan’s goal of increasing the number of residents in the Downtown Area. The subject property is located within the Downtown Regional Center Plan. The property is on a major corridor of Roosevelt and has additional access on Yellowstone.

**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 request does not appear to conflict with any public policy objective of the Downtown Area Regional Center Plan, which encourages the following:

**GCF Goal 1:** Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

**GCF Goal 4:** Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

**GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.

**GCF P8:** Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

**H Goal 6:** Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

**Relevant Downtown Area Regional Center Plan Goals, Recommendations and Strategies include:**

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

**H Goal 2:** A variety of housing types (single-family detached, single-family attached, multifamily, as well as

ownership and rental opportunities) is available at a variety of price and rent levels.

**H Goal 3:** Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

**Land Use Recommendation #5:** Discourage incremental rezoning (both up-zoning and down-zoning) in Downtown neighborhood areas.

**Housing Recommendation #2:** Support housing growth in the Downtown Area by creating a diversity of housing options in mixed-use areas and accommodating additional housing in neighborhoods and transition areas through context sensitive design and small-scale infill.

**Strategy 2.3:** Identify opportunities and remove barriers for existing neighborhoods to accommodate additional housing by allowing for smaller lots, accessory dwelling units and middle-density housing types (e.g. duplex, townhomes) where appropriate, particularly in areas of transition between established low-density residential neighborhoods and higher density neighborhoods.

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

The 0.4305-acre site is large enough to accommodate the proposed residential uses.

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

“IDZ-1” holds the applicant to the submitted site plan in which the proposed units are 2 stories maximum. The site plan provides multiple parking spaces per unit.

This property is located within the RIO-4 district. Any new construction will require approval from the Historic and Design Review Commission. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Historic and Design Review Commission for this project. Additionally, based on the submitted site plan, there are conflicts with the Historic Design Guidelines and the proposed project.