



# City of San Antonio

## Agenda Memorandum

**File Number:**21-4762

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**Agenda Item Number:** 13.

**Agenda Date:** 7/20/2021

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z-2021-10700143

**SUMMARY:**

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**Requested Zoning:** "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for four (4) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 20, 2021

**Case Manager:** Mirko Maravi, Senior Planner

**Property Owner:** 2001 Poplar Investments LLC

**Applicant:** Mary Canning Meisel

**Representative:** Mary Canning Meisel

**Location:** 2001 West Poplar Street

**Legal Description:** Lots 16-17 and Lots 33-34, Block 7, NCB 2113

**Total Acreage:** 0.3148

**Notices Mailed**

**Owners of Property within 200 feet:** 61

**Registered Neighborhood Associations within 200 feet:** West End Hope in Action Neighborhood Association

**Applicable Agencies:** None

## **Property Details**

### **Property History:**

The property was part of the original 36 square miles of the City of San Antonio and zoned "F" Local Retail District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "F" Local Retail District converted to the current "C-2" Commercial 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:** "MF-33"

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

**Direction:** South

**Current Base Zoning:** "C-2"

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

**Direction:** East

**Current Base Zoning:** "MF-33"

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

**Direction:** West

**Current Base Zoning:** "C-2"

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

### **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:** West Poplar Street

**Existing Character:** Minor

**Proposed Changes:** None Known

**Thoroughfare:** North Calaveras

**Existing Character:** Minor

**Proposed Changes:** None Known

**Thoroughfare:** Albert Street

**Existing Character:** Minor

**Proposed Changes:** None Known

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

**Routes Served:** 89, 289

**Traffic Impact:** “IDZ” zoning - exempt from TIA requirements. “D” zoning - exempt from TIA requirements. We do recommend that driveway queuing be analyzed to ensure that queues do not spill back into public right-of-way. ROW dedication and improvement may be required along Albert, Poplar and Calaveras St.

**Parking Information:** The minimum parking requirement for single-family dwellings is 1 space per unit.

**ISSUE:**

None.

**ALTERNATIVES:**

**Current:** The "C-2" Commercial District permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

**Proposed:** The proposed "IDZ" Infill Development Zone provides flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. The "IDZ" calls out uses for four (4) dwelling units.

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center but 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 not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is based on existing and surrounding zoning and uses.

**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.

**3. Suitability as Presently Zoned:**

The current “C-2” Commercial District is not an appropriate zoning for the property and surrounding area. The surrounding area is primarily single-family residential homes. The proposed “IDZ-1” would allow four (4) single-family dwellings and would be appropriate 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 is not within a neighborhood or community plan.

**6. Size of Tract:**

The subject property is 0.3148 acres, which could reasonably accommodate four (4) single-family dwellings.

**7. Other Factors:**

Applicants plans on building 4 single family dwellings.

**"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 of 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.