



City of San Antonio

Agenda Memorandum

Agenda Date: January 7, 2025

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2024-10700279 CD

SUMMARY:

Current Zoning: “R-6 NCD-5 AHOD” Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: “R-6 CD NCD-5 AHOD” Residential Single-Family Beacon Hill Area Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for Art Gallery

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 7, 2025

Case Manager: Bronte Frere, Zoning Planner

Property Owner: Ronald Felix and Barbara Felix

Applicant: Ronald Felix

Representative: Ronald Felix

Location: 1136 West Woodlawn Avenue

Legal Description: Lots 4-6, Block 42, NCB 1850

Total Acreage: 0.2238 acres

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Beacon Hill Area Neighborhood Association, San Antonio Texas District One Resident Association

City-Wide Community Organizations: T.H.U.G.G.I.N. for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous

Applicable Agencies: Planning Department

Property Details

Property History: The property was located within the original 36 square miles of the City of San Antonio and zoned “D” Apartment District. The property was rezoned by Ordinance 86704, dated September 25, 1997, to “R-1” Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned “R-1” Single-Family Residence District converted to the current “R-6” Residential Single-Family District.

Code & Permitting Details: There is no code enforcement of permitting history for the subject property.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6,” “R-6 CD,” “O-2”

Current Land Uses: Single-Family Dwellings, Office Suites

Direction: South

Current Base Zoning: “R-6,” “C-2 NA”

Current Land Uses: Single-Family Dwellings, Computer Consultant

Direction: East

Current Base Zoning: “R-6,” “MF-33”

Current Land Uses: Single-Family Dwellings, Multi-Family Dwellings

Direction: West

Current Base Zoning: “R-6 CD,” “C-2 NA”

Current Land Uses: Restaurant, Triplex

Overlay District Information:

The Beacon Hill Area Neighborhood Conservation District (NCD-5) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration

Special District Information:

N/A

Transportation

Thoroughfare: Woodlawn Avenue

Existing Character: Secondary Arterial Type B

Proposed Changes: None known.

Thoroughfare: Capitol Avenue

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Fredericksburg Road

Existing Character: Secondary Arterial Type B

Proposed Changes: Streets, Bridges, and Sidewalk Improvements

Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 90, 95, 96, 97, 289, 296.

Traffic Impact: A Traffic Impact Analysis Worksheet was submitted. Any further traffic requirements will be evaluated at the Building Permit phase.

Parking Information: The minimum parking requirement for an art gallery is 1 space per 300 sf GFA and the maximum requirement is 1 space per 200 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family Districts permit single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

Proposed Zoning: "R-6 CD" Residential Single-Family Districts permit single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

The "CD" Conditional use is for an Art Gallery.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center and is within ½ a mile from the Fredericksburg 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 approval criteria below.

1. **Consistency:** The subject property is located within the Midtown Neighborhoods Plan, adopted October 2000, and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “R-6” base zoning district is consistent with the future land use designation.
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. The proposed use is consistent with the established development pattern of the surrounding area. Surrounding properties are “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for Professional Office, “MF-33” Multi-Family District, “O-2” High-Rise Office District, and “C-2 NA” Commercial Non-Alcoholic Sales District.
3. **Suitability as Presently Zoned:** The existing “R-6” Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “R-6 CD” Residential Single-Family District with a Conditional Use for an Art Gallery is also appropriate. The proposed “R-6 CD” preserves the single-family base zoning district and allows for a low intense commercial use of an art gallery on the property that should not negatively impact the existing single-family and multi-family uses within the 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 request does not appear to conflict with any public policy. Relevant Goals and Policies of the Midtown Neighborhoods Plan may include:
 - **Economic Development Objective 1.3:** Business Development Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood’s daily needs, build on our base of “mom and pop” businesses, and bring new vitality to the neighborhood’s commercial centers.
 - **Housing Objective 2.2:** Housing Character Maintain the historic character of the neighborhoods’ housing while building on the increased demand for area homes to attract reinvestment by new families.
 - **Community Appearance and Safety Objective 2.1:** Neighborhood Appearance/ Streetscape/Landscape Preserve and enhance the neighborhood character and pedestrian-friendly environment.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- **GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.
- **GCF P9:** Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

6. **Size of Tract:** The 0.2238 acres site is of sufficient size to accommodate the proposed commercial development.
7. **Other Factors:** The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The applicant is rezoning to develop an Art Gallery.

The following conditions shall apply to the operation of nonresidential uses permitted within any residential district, unless otherwise approved by the City Council:

- A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
- B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
- C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.

The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates commercial uses.