



City of San Antonio

Agenda Memorandum

Agenda Date: May 21, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2024-10700092

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for Studio - Fine or Performing Arts

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 21, 2024

Case Manager: Kellye Sanders, Planning Coordinator

Property Owner: School of Excellence in Education

Applicant: Youth Orchestras of San Antonio

Representative: Killen, Griffin & Farrimond, PLLC

Location: 802 Oblate Drive

Legal Description: Lots 1-5, Block 16, NCB 10063

Total Acreage: 2.3186

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Shearer Hills/Ridgeview Neighborhood Association and San Antonio Texas District One Resident Association

Applicable Agencies: Aviation Department, Planning Department, Public Works Department, and Solid Waste Management Department

Property Details

Property History: Subject property was annexed into the City of San Antonio by Ordinance 12611, dated August 31, 1950. Lot 5 was rezoned by Ordinance 19429, dated August 6, 1953, to "A" Residence District. Lots 1-4 were rezoned by Ordinance 22680, dated April 26, 1956, to "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001, the property zoned "A" Residence District and "B" Residence District converted to "R-5" Residential Single-Family District and "R-4" Residential Single-Family District respectively.

Code & Permitting Details: There are no code or permitting details for the subject property.

Topography: The entire property is located within the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential, Parking Lot

Direction: South

Current Base Zoning: R-5

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: C-2, R-5

Current Land Uses: Medical Clinic, Restaurant, Barbershop

Direction: West

Current Base Zoning: R-4, R-5

Current Land Uses: Park

Overlay District Information:

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: Oblate Drive
Existing Character: Collector
Proposed Changes: None known.

Thoroughfare: Barbara Drive
Existing Character: Local
Proposed Changes: Barbara Drive Drainage Phase 2 -- This project provides funding to relocate the floodplain away from structures. This proposed phase will replace a section of existing undersized storm drain system to include curbs, sidewalks and driveway approaches as needed.

Thoroughfare: Melba Drive
Existing Character: Local
Proposed Changes: None known.

Public Transit: There are VIA bus routes are within walking distance of the subject property.
Routes Served: 5, 204

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 Studio - Fine or Performing Arts is 1 space per 300 sf GFA, and the maximum parking requirement is 1 space per 200 sf GFA.

ISSUE:
None

ALTERNATIVES:

Current Zoning: Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools. Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools.

“R-5” Residential Single-Family District permits single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools

Proposed Zoning: Allows rezoning requests up to 50 units per acre, and uses permitted in “C-2” and “O-1.5”. 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.

The requested “IDZ-2” is for a Studio - Fine or Performing Arts

FISCAL IMPACT:
None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located with a Regional Center but is within ½ a mile from the San Pedro 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 North Central Neighborhoods Community Plan, adopted in 2002, and is currently designated as "Public Institutional" in the future land use component of the plan. The requested "IDZ-2" 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 a mix of "R-5" and "R-4" Residential Single-Family District and "C-2" Commercial District.
3. **Suitability as Presently Zoned:** The existing "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District are appropriate zonings for the property and surrounding area. The proposed "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for Studio - Fine or Performing Arts is also an appropriate zoning. The proposed use of fine arts studio is a low intense use which will blend with the existing lower commercial uses to service the surrounding neighborhood. The lot is appropriately located, along a collector road, allowing appropriate traffic to access the commercial use, and offering sufficient buffer to the single-family residences to the south.
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. Relevant Goals and Policies of the Comprehensive Plan may include: 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. Relevant Goals and Objectives of the North Central Neighborhoods Community Plan may include: GOAL 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city. GOAL 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.

- 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.

Relevant Goals and Objectives of the North Central Neighborhoods Community Plan may include:

- GOAL 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.
- GOAL 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.

- 6. Size of Tract:** The 2.3186 acre site is of sufficient size to accommodate the proposed commercial development.
- 7. Other Factors:** In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, the Office of Historic Preservation has not received an application for demolition at this address and a demolition application with OHP will be required if demolition is a listed scope of work.

The subject site is entirely inundated by the FEMA 100-year floodplain. The City's Barbara Drive Project Phases 1 & 2, however, will likely remove most if not all of the property from the floodplain. The Barbara Drive Letter of Map Revision, to revise the floodplain as a result of the City's project, is currently under review with Public Works. It is recommended that any improvements to this property be coordinated with Public Works Department.

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