City of San Antonio

Agenda Memorandum

Agenda Date: May 7, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:
ZONING CASE Z-2024-10700048
(Associated Plan Amendment PA-2024-11600017)

SUMMARY:
Current Zoning: "R-6 H RIO-5 MC-1 AHOD" Residential Single-Family Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District

Requested Zoning: "C-2 H RIO-5 MC-1 AHOD" Commercial Mission Historic Overlay River Improvement Overlay 5 Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 7, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Uriel Villarreal

Applicant: Uriel Villarreal

Representative: Michael Villarreal

Location: 420 Eads Avenue

Legal Description: Lot 2, Block 22, NCB 3577

Total Acreage: 0.1607 acres

Notices Mailed
Owners of Property within 200 feet: 20
Registered Neighborhood Associations within 200 feet: St. Leo's Neighborhood Association
Applicable Agencies: Parks and Recreation Department, World Heritage Organization, Office of Historic Preservation, Planning Department, TxDOT

Property Details
Property History: The subject property was part of the original 36 square miles of the City of San Antonio and was zoned "F" Local Retail District. The property was rezoned by Ordinance 52361, dated June 26, 1980, to "B-3R" Restrictive Business District. With the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001, the property zoned "B-3R" Restrictive Business District converted to "C-3R" General Commercial Restrictive Alcoholic Sales District. The property was rezoned by Ordinance 2009-10-01-0797, dated October 11, 2009, to the current "R-6" Residential Single-Family District.

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

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-2", "R-6"
Current Land Uses: Auto Repair, Residential Dwelling Units

Direction: East
Current Base Zoning: "R-6"
Current Land Uses: Residential Dwelling Units

Direction: South
Current Base Zoning: "R-6", "C-1"
Current Land Uses: Residential Dwelling Units, Hotel

Direction: West
Current Base Zoning: "R-6"
Current Land Uses: Golf Course

Overlay District Information:
The Mission Historic District, is an overlay district which was adopted in 1977. This district does not regulate use of the property, but does enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

The "RIO-5" River Improvement Overlay District is an overlay district to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

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.

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:
None

Transportation
Thoroughfare: Eads Avenue
Existing Character: Collector
Proposed Changes: None

Thoroughfare: Roosevelt Avenue
Existing Character: Principal Primary Arterial B
Proposed Changes: None

Public Transit: There are VIA transit options within a ½ mile of the subject property.
Routes Served: 34, 36, 42, 232, 242

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 Professional Office is 1 parking space per 300 sf GFA.

ISSUE:
None

ALTERNATIVES:
Current Zoning: "R-6" Residential Single-Family District allows for a 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: "C-2" Commercial Districts accommodate 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.

FISCAL IMPACT:
None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is not located within a Regional Center but is within ½ a mile from the Rockport Subdivision Metro Premium Transit Corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Denial, and an Alternate Recommendation for "R-6 CD" Residential Single-Family District with a Conditional Use for a Professional Office.

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 South Central San Antonio Community Plan, adopted August 1999, and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "C-2" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Community Commercial". Staff recommends Denial. Planning Commission recommends Approval.

2. **Adverse Impacts on Neighboring Lands:** Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area. Surrounding properties are zoned "R-6" Residential Single-Family District.

3. **Suitability as Presently Zoned:** The current "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "C-2" Commercial District is not an appropriate zoning district. Being located within a block on a residential street, staff finds the subject property does not meet the locational criteria for commercial development. Additionally, introducing the proposed "C-2" zone would increase the potential for commercial encroachment into an established residential neighborhood. Staff recommends keeping the base zoning district of "R-6" Residential Single-Family District and adding the Conditional Use of a Professional Office to permit the proposed use, while restricting higher intensity commercial uses.

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 Objectives from 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.
   - H P30: Ensure infill development is compatible with existing neighborhoods.

   Relevant Goals and Policies of the South Central San Antonio Community Plan:
   - Goal: Maintain and build on the old-fashioned neighborhood character of South Central San Antonio.
   - Objective 1 – Economic Development: Develop and enhance the community's commercial corridors by improving streetscape appearances and recruiting businesses to employ and provide goods/services to residents.
   - Strategies 1.1 Economic Development: Improve the quality of commercial corridors including South Flores Street, South Presa Street, and Roosevelt Avenue.

6. **Size of Tract:** The subject property is 0.1607 acres, which can reasonably accommodate the proposed commercial development.

7. **Other Factors:** The applicant intends to rezone to "C-2" Commercial District and use an existing contractor facility that was permitted prior to a 2009 Large Area Rezone, in which the property was rezoned to "R-6" Residential Single-Family District and changed the use to a professional office.

   This property is designated in the RIO-5 and Mission Historic District. Any proposed exterior alterations associated with the proposal will require approval from the Office of Historic Preservation. 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 site plan or renderings 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 Office of Historic Preservation for this project.