



City of San Antonio

Agenda Memorandum

Agenda Date: June 21, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2022-10700131

SUMMARY:

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

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 21, 2022

Case Manager: Kellye Sanders, Senior Planner

Property Owner: Texas State Affordable Housing Corporation

Applicant: Texas State Affordable Housing Corporation

Representative: Jim Leonard

Location: 631 East Carolina Street

Legal Description: Lot 30, Block 23, NCB 671

Total Acreage: 0.118

Notices Mailed

Owners of Property within 200 feet: 33

Registered Neighborhood Associations within 200 feet: Denver Heights

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 "L" First Manufacturing District. It was rezoned by Ordinance 79329, dated December 16, 1993 to "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "B-2" Business District was 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 floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Vacant Retail

Direction: South

Current Base Zoning: IDZ

Current Land Uses: Vacant Auto and Light Truck Repair

Direction: East

Current Base Zoning: RM-4

Current Land Uses: Residential Dwelling

Direction: West

Current Base Zoning: RM-4

Current Land Uses: Residential Dwelling

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: East Carolina Street

Existing Character: Minor

Proposed Changes: None Known

Thoroughfare: South Cherry Street

Existing Character: Collector
Proposed Changes: None Known

Public Transit: There is public transit within walking distance.
Routes Served: 32 and 232

Traffic Impact: *The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502**

A TIA Report is not required.

Parking Information: The minimum parking requirement for Dwelling – 4 Family is 1.5 per unit. The maximum parking limit for Dwelling – 4 Family is 2 per unit.

ISSUE:
None

ALTERNATIVES:

Current Zoning: “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.

Proposed Zoning: “RM-4” Residential Mixed District allows single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located within the Downtown Regional Center. It is not within 1/5 a mile from a 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 Downtown Area Regional Center Plan and is currently designated as Employment/Flex Mixed Use in the future land use

component of the plan. The requested "RM-4" 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 zoned "C-2" Commercial District, "RM-4" Residential Mixed District and "IDZ" Infill Development Zone District.
3. **Suitability as Presently Zoned:** The subject property is located within the Downtown Area Regional Center Plan and is currently zoned C-2 with a future land use designation of Employment/Flex Mixed Use. The applicant has requested a change in zoning from C-2 to RM-4 to allow for the development of 4 residential units. RM-4 zoning is a permitted district within the Employment/Flex Mixed Use designation, so a land use plan amendment is not necessary.

The Employment/Flex Mixed Use land use category is intended to provide a flexible live/work environment with an urban mix of residential and light service industrial uses. Adaptive uses of vacant or underutilized structures are encouraged to provide residential urban infill and appropriate employment opportunities within or in proximity to neighborhoods

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.

Relevant Goals and Policies of the SA Tomorrow 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 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.

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

H Policy 24: Encourage and incentivize the development of a range of affordable housing options in and near regional centers and transit corridors.

H Policy 30: Ensure infill development is compatible with existing neighborhoods.

Relevant Goals and Recommendations from the Downtown Area Regional Center Plan may include:

Goal 4: Diversify the mix of uses in the downtown core - encourage the development of vacant lots in the city center with a geographically balanced mix of uses.

Goal 6: Broaden the diversity of housing options throughout the Downtown core and its neighborhoods.

6. **Size of Tract:** The 0.118 acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** The applicant is rezoning to build four (4) detached residential units.