



City of San Antonio

Agenda Memorandum

Agenda Date: July 5, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2022-10700134

(Associated Plan Amendment PA-2022-11600048)

SUMMARY:

Current Zoning: “R-6 H MPOD-2 AHOD” Residential Single-Family Historic Mission Protection Overlay Airport Hazard Overlay District and “R-6 H MC-1 MPOD-2 AHOD” Residential Single-Family Historic Mission Roosevelt Metropolitan Corridor Mission Protection Overlay Airport Hazard Overlay District

Requested Zoning: “C-1 H MPOD-2 AHOD” Light Commercial Historic Mission Protection Overlay Airport Hazard Overlay District and “C-1 H MC-1 MPOD-2 AHOD” Light Commercial Historic Mission Roosevelt Metropolitan Corridor Mission Protection Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 5, 2022

Case Manager: Mirko Maravi, Planning Coordinator

Property Owner: Anna Ferrante Cascarano

Applicant: Anna Ferrante Cascarano

Representative: Anthony Cascarano

Location: 3238 Mission Road and 3244 Mission Road

Legal Description: 0.29 acres out of NCB 7659

Total Acreage: 0.29 acres

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Mission San Jose

Applicable Agencies: Office of Historic Preservation, World Heritage Office, Parks Department, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 1391 dated September 22, 1944, and zoned "F" Local Retail District. The subject property was partially rezoned by Ordinance 60953 dated August 8, 1985 to the "R-3" Multiple Family District and "B-2" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the subject property zoned "R-3" Business District converted to the current "MF-33" Multi-Family District and the portion zoned "B-2" Business District converted to "C-2" Commercial District. The subject property was rezoned by Ordinance 2018-08-02-0582 dated August 2, 2018 to "R-6" Residential Single-Family 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: "R-6"

Current Land Uses: Avila Construction

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single Family Residential

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single Family Residential

Direction: West

Current Base Zoning: "R-6"

Current Land Uses: Single Family Residential

Overlay District Information:

"H"

The "H" Historic Districts are areas in which the cultural or archaeological identity, architectural features, or overall character are considered historically significant. Historic Districts often contain one or more buildings, objects, sites or structures designated as significant or exceptional

historic landmarks. Additional design standards, regulated by the Office of Historic Preservation apply in these districts.

“MPOD-2”

The “MPOD” Mission Protection Overlay District is an overlay district that imposes additional height and design regulations in the vicinity of the historic San Antonio missions.

“AHOD”

The “AHOD” Airport Hazard Overlay District is an overlay district that imposes height restriction near civilian and military airports.

Special District Information: N/A.

Transportation

Thoroughfare: Mission Road

Existing Character: Minor

Proposed Changes: None Known

Thoroughfare: Roosevelt

Existing Character: Principal

Proposed Changes: None Known

Public Transit: There are three bus routes within proximity to the subject property.

Routes Served: 42, 242, 515

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT. A Traffic Impact Analysis report is Not Required.

Parking Information: The parking requirement will be dependent upon usage within the “C-1” Light Commercial District.

ISSUE: None.

ALTERNATIVES:

Current Zoning: “R-6” Residential Single-Family allows dwellings (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-1” Light Commercial District accommodates neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail – no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. 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 property is located within ½ a mile from the Downtown Regional Center and is also within ½ a mile of the Union Pacific Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 and is currently designated “Low Density Residential” in the future land use component of the plan. The requested “C-1” Light Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to “Neighborhood Commercial”. Staff and Planning Commission recommend Approval.
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 “R-6” Residential Single-Family and “R-4” Residential Single-Family.
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 “C-1” General Commercial is also an appropriate zoning. The proposed “C-1” Light Commercial zoning will allow for neighborhood suitable commercial uses and its location in close proximity to Roosevelt Avenue, a principal street, is also appropriate to the 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 objective of the South Central San Antonio Community Plan or the SA Tomorrow Plan.

South Central San Antonio Community Plan:

- Conservation and revitalization of existing neighborhoods through comprehensive rezoning and other City programs.
- Development of detailed corridor plans coupled with commercial incentives to improve the economic vitality of the South Central commercial corridors.
- Mixed uses are desired along the corridors S. Flores Street, Cevallos, S.W. Military Drive, S Presa Street, Pleasanton Road, Probandt Street, and Roosevelt Avenue.
- A comprehensive rezoning initiative along the corridors will provide for compatible uses.

- S. Flores Street, Cevallos, S.W. Military Drive, S. Presa Street, Pleasanton Road, Probandt Street, and Roosevelt Avenue.

Relevant Goals and Policies of the Comprehensive Plan may include:

- JEC Goal 1: Employment is focused in the city's 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio's residents and businesses.

6. **Size of Tract:** The 0.290-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** This property is located within the Mission Historic District. Any future modifications or new construction will require written approval from the Office of Historic Preservation. Approval of a zoning change does not supersede any requirements for design review outlined in Article VI of the Unified Development Code.