



City of San Antonio

Agenda Memorandum

Agenda Date: February 21, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:
ZONING CASE Z-2022-10700223

SUMMARY:

Current Zoning: “C-1” Light Commercial District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for wood products manufacturing, an auto repair shop, a warehouse, or a bar, “C-3” General Commercial District, “I-1” General Industrial District, “I-2” Heavy Industrial District, “MF-33” Multi-Family District, “MF-33 S” Multi-Family District with Specific Use Authorization for a day care center, “R-1” Single-Family Residential District, “R-3” Single-Family Residential District, and “RM-4” Residential Mixed District.

Requested Zoning: “C-3” General Commercial District, “I-1” General Industrial District, “L” Light Industrial District, “NC” Neighborhood Commercial District, “R-1” Single-Family Residential District, “R-2” Single-Family Residential District, “R-2 CD” Single-Family Residential District with a Conditional Use for two, three, or four dwelling units, “R-3” Single-Family Residential District, “R-3 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-4” Residential Single-Family District, “R-4 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-5” Residential Single-Family District, “R-5 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “R-6 S” Residential Single-Family District with Specific Use Authorization for a day care center, and “RM-4” Residential Mixed District (All Overlays Remain the Same).

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 21, 2023

Case Manager: Chris Van Aken, Senior Planner

Property Owner: Multiple Owners

Applicant: Development Services Department

Representative: Development Services Department

Location: West End Hope in Action Large Area Rezoning (Phase 2) - generally bounded by Culebra Road and Interstate 10 to the North, Brazos Street to the East, Leal Street to the South, and Calaveras Street to the West.

Legal Description: NCB 1019, 1020, 1021, 1022, 1038, 1039, 1040, 1041, 2083, 2084, 2095, 2096, 2097, 2098, 2099, 2106, 2107, 2114, 2115, 2116, 2119, 2120, 2121, 2122, 2123, 2147, 2148, 2149, 2150, 2155, 2156, 2157, 2159, 2160, 2176, 2177, 2178, 2179, 2184, 2185, 2188, 3561, 3562, 3563, 6008, 6099, and 6389 generally bounded by Culebra Road and Interstate 10 to the North, Brazos Street to the East, Leal Street to the South, and Calaveras Street to the West.

Total Acreage: 194.34 acres

Notices Mailed

Owners of Property within 200 feet: 1,650

Registered Neighborhood Associations within 200 feet: West End Hope in Action Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject properties were part of the original 36 square miles of the City of San Antonio and most of the area was originally zoned “C” Apartment District, with some “J” Commercial District and “F” Local Retail District properties interspersed throughout the project area. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the properties zoned “C” Apartment District converted to “MF-33” Multi-Family District, properties zoned “J” Commercial District converted to “I-1” General Industrial District, and properties zoned “F” Local Retail District converted to “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: Multiple Zoning Districts

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

Direction: East

Current Base Zoning: Multiple Zoning Districts

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

Direction: South

Current Base Zoning: Multiple Zoning Districts
Current Land Uses: Single-Family, Multi-Family, Commercial

Direction: West

Current Base Zoning: Multiple Zoning Districts
Current Land Uses: Single-Family, Multi-Family, Commercial

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.

The "MLOD" Military Lighting Overlay District is an overlay zoning district that establishes regulations for outdoor lighting impacting military operations within five (5) miles of the perimeter of Camp Bullis/Camp Stanley, Randolph Air Force Base, Lackland Air Force Base, and Martindale Army Airfield. Projects within the overlay boundary may require additional review.

The "HL" Historic Landmark District preserves areas considered to be important or unique in terms of historic, cultural, and/or archeological significance where demolition would mean a serious or irreplaceable loss to the quality and character of the city. Additional design standards regulated by the Office of Historic Preservation apply in these districts.

Special District Information:

None.

Transportation

Thoroughfare: Culebra Road, Calaveras Street, Brazos Street, Leal Street

Existing Character: Principal (Culebra), Local (all others)

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject properties.

Traffic Impact: TIA report is not required.

Parking Information: There is no parking requirement.

ISSUE:

None.

ALTERNATIVES:

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FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is within 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 not located within any existing neighborhood plan, and as such, recommendations are based solely on the appropriateness of zoning designations for each property.
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.
3. **Suitability as Presently Zoned:** Current zoning of the properties in the subject area is a mixture of residential, industrial, and commercial uses. The vast majority of properties in the subject area are zoned “MF-33” Multi-Family District (1,064 properties out of 1,251 total), despite the fact that almost all of these properties are in fact single-family. No plan amendments required as the area is not part of any neighborhood plan. The 2001 adoption of the Unified Development Code converted all 1938 and 1965 zoning districts to the current zoning districts, in turn, this conversion created some non-conforming uses. The rezoning strategy includes, field and data analysis conducted by staff to make appropriate zoning recommendations based on the current use of properties. Various residentially zoned properties are conditionally zoned

for two (2) or more dwelling units as part of the rezoning process to avoid non-conforming uses. Properties were removed from the strategy if already appropriately zoned with their current use.

4. **Health, Safety and Welfare:** Staff has not found indication of likely adverse effects on the public health, safety, or welfare.
5. **Public Policy:** As there is no current neighborhood plan pertaining to the West End Hope in Action neighborhood, there is no need to coordinate with any specific existing community plans. However, the proposed large area rezoning does not conflict with the following goals and strategies of the SA Tomorrow Comprehensive Plan, the long-range planning document that provides policy guidance for future growth, development, land use, infrastructure, and services.

Growth and City Form Goals:

- **GCF Goal 2:** Priority growth areas attract jobs and residents.
- **GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.

Housing Goals and Policies

- **Housing Goal 3:** Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- **Housing Goal 4:** Improved infrastructure, services and amenities increase market demand and attract residents to priority growth areas.

6. **Size of Tract:** Approximately 194.34 acres.
7. **Other Factors:** City Council approved a resolution on Nov. 9, 2017 (2017-11-09-0042R), directing the Development Services Department to initiate a large area rezoning to appropriate zoning districts for property located in the West End Hope in Action Neighborhood. The goal is to align zoning with the current use of properties in the area. Throughout the past few decades many areas of the center city have had ongoing concerns regarding zoning inconsistencies. These inconsistencies were the result of the code conversion from the “old” zoning code, which utilized an A-J tiered system of zoning, to the new system we use today. The Large Area Rezoning project is meant to correct these nonconforming issues. Staff is recommending a change of zoning on 1,107 properties. This is Phase 2 of the project and concludes the West End Hope in Action (WEHA) Large Area Rezoning project.

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 purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally

permitted in certain zoning districts as a matter of right, but may, under the right set of circumstances and conditions be acceptable in certain specific locations.