



City of San Antonio

Agenda Memorandum

Agenda Date: September 5, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Zoning Case Z-2023-10700173 CD
(Associated Plan Amendment PA-2023-11600046)

SUMMARY:

Current Zoning: "R-6 NCD-5 AHOD" Residential Single Family Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "NC CD NCD-5 AHOD" Neighborhood Commercial Beacon Hill Neighborhood Conservation Airport Hazard Overlay District with a Conditional Use for a Self-Service Storage Facility

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 5, 2023

Case Manager: Adolfo Gonzalez

Property Owner: 1002 W Huisache LLC

Applicant: Edgar Onyeagu

Representative: Edgar Onyeagu

Location: 1002 West Huisache Avenue

Legal Description: Lots 17-23, Block 31, NCB 1822

Total Acreage: 0.5022

Notices Mailed**Owners of Property within 200 feet:** 30**Registered Neighborhood Associations within 200 feet:** Beacon Hill Neighborhood Association**Applicable Agencies:** Planning Department**Property Details**

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "B" Residence District. The property was rezoned by Ordinance 86704, dated September 25, 1997, to "R-1" Single-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-1" Single-Family Residence District converted to the current "R-6" Residential Single-Family District.

Code & Permitting Details

Permit Investigation (INV-PBP-23-3100002665)-August 2023

Administrative Hearing (COD-ADH-REQ23-43902693)-August 2023

Zoning UDC Investigation (INV-ZRD-23-3170001550)-August 2023

Zoning UDC Investigation (INV-ZRD-23-3170001523)-August 2023

Certificate of Occupancy Application (COO-APP23-37601645)-August 2023

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:** Church**Direction:** East**Current Base Zoning:** "R-6"**Current Land Uses:** Residential Dwelling**Direction:** South**Current Base Zoning:** "R-6"**Current Land Uses:** Residential Dwelling**Direction:** West**Current Base Zoning:** "R-6"**Current Land Uses:** Residential Dwelling**Overlay District Information:**

The Beacon Hill Neighborhood Conservation District (NCD-5) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size,

massing, signage, sidewalk location, etc. 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: Huisache Avenue

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Grant Avenue

Existing Character: Local

Proposed Changes: None known.

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 2, 202

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirement for a Self-Service Storage is 4 spaces plus 2 for manager's quarters.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: "R-6" Residential Single-Family District permits 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: "NC CD" Neighborhood Commercial District provides small areas for offices, professional services, service and storefront retail uses; all designed in scale with surrounding residential development. Building size is limited to 3,000 square feet. Examples of permitted uses: animal and pet services, fitness/health club, antique store, apparel and accessory store, bookstore, bakery, florist, gift shop, professional offices, music store, convenience store, and restaurant.

The Conditional Use would allow a Self-Storage Facility.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and within ½ a mile from the San Pedro Premium Transit Corridor.

RECOMMENDATION:

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

The applicant has indicated that they will be amending their request to “R-6 CD” Residential Single-Family with Conditional Use for Sports Courts.

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 Midtown Neighborhoods Neighborhood Plan and is currently designated as "Low Density Residential" in the future land use component of the plan. The requested "NC" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Neighborhood Commercial". Staff recommends Approval. Planning Commission recommends Denial.
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:** The existing "R-6" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "NC" Neighborhood Commercial with a Conditional Use for a Self-Service Storage Facility is also an appropriate zoning. The requested rezoning would permit the sports courts that have recently occupied the vacant building. The Conditional Use would allow the proposed Self-Service Storage Facility in the existing building footprint through a prescribed site plan. The proposed use could not be expanded without further public process and City Council review. The use is compatible with the subject property and surrounding area as it would utilize an existing structure which could reasonably be repurposed for neighborhood commercial development and service to the surrounding 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 objectives.

Relevant Goals of the Midtown Neighborhoods Neighborhood Plan may include:

- Economic Development (ED) Objective 1.3: Business Development Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood’s daily needs, build on our base of “mom and pop” businesses and bring new vitality to the neighborhood’s commercial centers.

Neighborhood Commercial includes low-impact convenience retail or service uses, generally serving the neighborhood area, as well as Medium-Density Residential uses. Retail uses could include gift shops, delis, beauty parlors, antique stores, small neighborhood groceries or markets, restaurants that serve alcohol, coffee shops, and live/work units. Service uses could include shoe repair shops, dry cleaners and doctors offices. Residential uses include multi-family housing such as duplexes, three-to-four-unit family dwellings, small apartments or townhouses.

The neighborhoods encourage the use or adaptive use of existing commercial or residential structures in areas identified for Neighborhood Commercial development while maintaining the buildings' architectural character. For example, a single-family house in the Neighborhood Commercial area could be adapted into a coffee shop while maintaining the house's architectural features. Businesses are encouraged to utilize on-street parking and/or parking in the rear of the establishment. The neighborhoods also encourage mixed-use buildings where the first floor is used for retail or service businesses and the second/upper floor(s) is used for residences.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.
- GCF Policy 14: Establish appropriate buffers and transitions (land use, form, and/or landscaping) between residential neighborhoods and surrounding higher-density development. -Housing Policy 30: Ensure infill development is compatible with existing neighborhoods.

6. **Size of Tract:** The 0.5022 acre site is of sufficient size to reasonably accommodate the proposed sports court and self-service storage facility development.
7. **Other Factors:** 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 applicant is rezoning to develop utilize an existing building for volleyball sports courts and a self-service storage facility.