



City of San Antonio

Agenda Memorandum

Agenda Date: June 7, 2022

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 2

SUBJECT:
ZONING CASE Z-2022-10700113 CD

SUMMARY:

Current Zoning: “RM-4 AHOD” Residential Mixed Airport Hazard Overlay District

Requested Zoning: “RM-4 CD AHOD” Residential Mixed Airport Hazard Overlay District with a Conditional Use for a Noncommercial Parking Lot

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 7, 2022

Case Manager: Ann Benavidez, Planner

Property Owner: George Robles

Applicant: George Robles

Representative: George Robles

Location: 606 Virginia Boulevard

Legal Description: Lot 2, Block 44, NCB 653

Total Acreage: 0.1779 Acres

Notices Mailed**Owners of Property within 200 feet:** 41**Registered Neighborhood Associations within 200 feet:** Denver Heights**Applicable Agencies:** None**Property Details**

Property History: The subject property is zoned "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District. The property was part of the original 36 square miles of the City of San Antonio and was originally zoned "D" Apartment District. The property was rezoned by Ordinance 79329 dated December 16, 1993, to "R-2" Two-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-2" Two-Family Residence District converted to the current "RM-4" Residential Mixed District.

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:** "NC" "RM-4"**Current Land Uses:** Residential Dwelling**Direction:** South**Current Base Zoning:** "RM-4"**Current Land Uses:** Residential Dwelling**Direction:** East**Current Base Zoning:** "RM-4"**Current Land Uses:** Residential Dwelling**Direction:** West**Current Base Zoning:** "C-3R"**Current Land Uses:** Icehouse**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: None.**Transportation****Thoroughfare:** Virginia Boulevard**Existing Character:** Local

Proposed Changes: None Known

Thoroughfare: South Mesquite Street

Existing Character: Local

Proposed Changes: None Known

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

Routes Served: 26, 28, 30, 225, 230

Traffic Impact: Preliminary Review Only– Detailed technical review and compliance with the UDC code will be conducted at time of platting and/or permitting. The purpose of this TIA Threshold Worksheet review is solely to determine if a TIA study is required based on the preliminary information provided at time of this review. Turn lanes as part the TIA Threshold Worksheet will be assessed once more detail technical information is provided at the time of platting and/or permitting.

A TIA study may be required based on the information provided at time of platting and/or permitting.

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: There is not a requirement, but the applicant plans to create twelve (12) spaces.

ISSUE:

None.

ALTERNATIVES:

Current 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.

Proposed Zoning: “RM-4 CD” 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.

The “CD” Conditional Use would allow for development of a noncommercial parking lot on the subject property.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and is not in proximity to 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 Arena District / Eastside Community Plan and is currently designated as “Medium Density Residential” 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 pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The current “RM-4” Residential Mixed District is an appropriate zoning for the property and surrounding area. The proposed “RM-4 CD” Residential Mixed District with a Conditional Use for a Noncommercial Parking Lot is also an appropriate zoning for the property. There is an established commercial development immediately surrounding the site, with intensities ranging from “NC” Neighborhood Commercial to “C-3R” General Commercial Restrictive Alcoholic Sales District.

The proposed rezoning maintains the base “RM-4” Residential Mixed District and the “CD” Conditional Use allows for a Noncommercial Parking Lot with any needed conditions and holds the applicant to a site plan.

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 of the Arena District/ Eastside Community Plan:
 - Urban Design Concepts
 - o Develop commercial / retail nodes that are adjacent and convenient to residential neighborhoods.
 - Land Use Plan
 - o Existing neighborhoods are conserved and protected by appropriate adjacent and internal uses.
 - o New light industrial uses are recommended in the general location of existing industrial uses and adjacent to residential development, which creates a good land use transition

6. **Size of Tract:** The subject property is 0.1779 acres, which can reasonably accommodate residential mixed development or the proposed noncommercial parking lot.
7. **Other Factors:** The applicant seeks to rezone the property to develop a noncommercial parking lot. The parking lot is for a business immediately across the street run by the applicant and will be used as employee parking. The applicant has been informed that the property cannot be used for the storage of vehicles