



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 3

SUBJECT:
ZONING CASE Z-2022-10700327

SUMMARY:

Current Zoning: “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use, “C-2NA” Commercial Nonalcoholic Sales District, “C-3NA” General Commercial Nonalcoholic Sales District, “MF-33” Multi-Family District, I-1 General Industrial District, “R-6” Residential Single-Family District

Requested Zoning: “R-1” Single-Family Residential District, “R-5” Residential Single-Family District, “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-20” Residential Single-Family District, “L” Light Industrial District, “MHP” Manufactured Housing Park District, “NC” Neighborhood Commercial District, “C-1” Light Commercial District and “C-2NA” Commercial Nonalcoholic Sales District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 21, 2023

Case Manager: Alfonso Camacho, Senior Planner

Property Owner: Multiple Owners

Applicant: Development Services Department

Representative: Development Services Department

Location: Harding/Ware Large Area Rezoning

Legal Description: CB 9407, 9483, 9484, and 9499, generally bounded by West Harding Blvd to the North, South Flores Street to the East, Ware Blvd to the South, and Pleasanton Road to the West

Total Acreage: 104.32

Notices Mailed

Owners of Property within 200 feet: 552

Registered Neighborhood Associations within 200 feet: Harlandale Acres Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject properties are not part of the original 36 square miles of the City of San Antonio and originally zoned "J" Commercial District and "C" Apartment District. Stinson Airport Vicinity Land Use Plan was adopted by Ordinance 2009-04-02-0252, dated April 12, 2009.

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, 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 "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

horoughfare: South Flores Street

Thoroughfare: South Flores Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare:

Existing Character:

Proposed Changes:

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

Thoroughfare: South Flores Street

Existing Character: Local

Proposed Changes: None Known

Thoroughfare:

Existing Character:

Proposed Changes:

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

Existing Character: Local

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:

Current Zoning: C-2 districts accommodate 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. C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited. C-3NA districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited. Any uses permitted in MF-25 but with a maximum density of 33 units per acre for MF-33, 40 units per acre for MF-40, 50 units per acre for MF-50 and 65 units per acre for MF-65. The general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage. 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: Single-family dwelling with a minimum lot size of 3,000 square feet for R-3, 2,000 square feet for R-2 and 1,250 square feet for R-1 and a minimum lot width of 20 feet, designed to provide options for developing dwelling units for specialized housing markets such as affordable housing, starter homes, and empty nester homes. Single-family dwelling (detached) with a minimum lot size of 5,000 square feet and a minimum lot width of 45 feet, foster family home, public and private schools. 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. Single-family dwelling (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, foster family home, public and private schools. The light industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company. To provide suitable locations for HUD-code manufactured homes in manufactured home parks. 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. C-1 districts accommodate 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. C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

FISCAL IMPACT:

There is no fiscal impact.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center and not 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 located within the Stinson Airport Vicinity Land Use Plan. The proposed base zoning districts are consistent with the future land use designations.
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 “MF-33” Multi-Family District, “I-1” General Industrial and “C-2NA” Commercial Nonalcoholic Sales District. The subject area is within the Stinson Airport Vicinity Land Use Plan. No plan amendments required. 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:** The proposed change of zoning does not appear to conflict with the following goals and strategies of the Stinson Airport Vicinity Land Use Plan:

Goal 1: Protect the quality of life of residents including health, safety and welfare

- Objective 1.1: Protect integrity of existing residential neighborhoods
- Objective 1.2: Discourage developments of incompatible uses on vacant land
- Objective 1.3: Enhance quality of the environment in existing neighborhoods that are impacted by airport noise.

Goal 2: Encourage economic growth that enhances airport operations and surrounding development

- Objective 2.2: Encourage commercial development that respects the integrity of existing residential development

6. Size of Tract: Approximately 104.32 acres

- 7. Other Factors:** City Council approved a resolution on June 16, 2022 (2022-06-16-0031R), directing the Development Services Department to initiate a large area rezoning to appropriate zoning districts for property located in the Harding/Ware Neighborhood. The goal is to align zoning with the current use of properties in the area, consistent with the adopted Stinson Airport Vicinity Land Use Plan. 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 216 properties.

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.