



City of San Antonio

Agenda Memorandum

Agenda Date: April 4, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 7

SUBJECT:

ZONING CASE Z-2023-10700038

SUMMARY:

Current Zoning: "R-6 UC-3 AHOD" Residential Single-Family San Pedro Urban Corridor Overlay Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "R-6 CD UC-3 AHOD" Residential Single-Family San Pedro Urban Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Professional Office and "R-6 CD AHOD" Residential Single-Family Airport Hazard Overlay District with a Conditional Use for a Professional Office

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 4, 2023

Case Manager: Adolfo Gonzalez, Planner

Property Owner: Alberto Botello

Applicant: Alberto Botello

Representative: Alberto Botello

Location: 1718 West Gramercy Place

Legal Description: Lot 40, Block 34, NCB 1936

Total Acreage: 0.1779 acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Jefferson and Woodlawn Lake
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 "A" Single-Family Residence District. The property was rezoned by Ordinance 64079, dated November 20, 1986 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.

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: "C-2"

Current Land Uses: Restaurant

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Print Shop

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 "UC-3" San Pedro Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of "UC" serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

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: Gramercy Place

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Fredericksburg

Existing Character: Secondary Arterial B

Proposed Changes: None known.

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

Routes Served: 95, 96, 97, 296

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 professional office is 1 per 300 sf GFA. The maximum parking requirement for a professional office is 1 per 140 sf GFA.

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: "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.

The "CD" Conditional Use will allow a Professional Office.

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 Zarzamora 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 Near Northwest Community Plan and is currently designated as "Medium Density Residential" in the future land use component of the plan. The requested "R-6" 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 development pattern of the surrounding area. The subject property abuts properties zoned "C-2" Commercial District and "R-6" Residential Single-Family and is adjacent to properties zoned "C-2NA" Commercial Nonalcoholic Sales.
- 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 rezoning will maintain the "R-6" base zoning district and the "CD" Conditional Use allows consideration of a Professional Office. The request will limit the proposed use to a prescribed site plan. As part of a Conditional Use the Commission can also make considerations for: hours of operation, buffering, signage, lighting and other similar factors if needed to protect any nearby residential zoning and/or uses.
- 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 SA Tomorrow Plan or the Near Northwest Community Plan.

Relevant Goals and Policies of the 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.

Relevant Goals and Objectives of the Near Northwest Community Plan may include:

- Goal 2 Economic Development - Ensure the Near NW Community's business corridors are filled with a mix of uses including professional offices, residences and busy shops, providing neighbors an attractive place to walk for shopping, playing, working and relaxing both day and night.
- Objective 2.2: Business Development - Create opportunities for new business development to ensure a diversity of attractive businesses in pedestrian friendly environments.

6. **Size of Tract:** The 0.1779 acre site is of sufficient size to accommodate the proposed 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 a Professional Office.