



City of San Antonio

Agenda Memorandum

Agenda Date: June 6, 2023

In Control: Zoning Commission

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 5

SUBJECT:
ZONING CASE Z-2022-10700304

SUMMARY:

Current Zoning: “C-1” Light Commercial District, “C-1 CD” Light Commercial District with Conditional Use for a Shoe Repair Shop, “C-2” Commercial District, “C-2NA” Commercial Nonalcoholic Sales District, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Sand or Gravel-Storage and Sales, “C-2 CD” Commercial District with a Conditional Use for a Welding Shop, “C-2 CD” Commercial District with a Conditional Use for Auto Paint And Body Repair With Outside Storage of Vehicles and Parts, “C-3” General Commercial District, “C-3 NA” General Commercial Nonalcoholic Sales District, “C-3 R” General Commercial Restrictive Alcoholic Sales District, “I-1” General Industrial District, “L S” Light Industrial District with a Specific Use Authorization for a Contractor’s Facility, “MF-33” Multi-Family District, “O-1” Office District, “O-2” High-Rise Office District, “R-3” Residential Single-Family District, “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-6” Residential Single-Family District, “R-6 CD” Residential Single-Family District with a Conditional Use for two, three, or four dwelling units, “RM-4” Residential Mixed District.

Requested Zoning: “R-1” Single-Family Residential District, “R-2” Single-Family Residential District, “R-3” Single-Family Residential District, “R-3 CD” Single-Family Residential 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, “RM-4” Residential Mixed District, “MF-18” Limited Density Multi-Family District, “MF-25” Low Density Multi-Family District, “IDZ-2” Medium Intensity

Infill Development Zone with uses permitted in C-2 NA & Two Dwelling Units, “I-1” General Industrial District, “C-1” Light Commercial District, “C-2” Commercial District, “C-2 CD” Commercial District with a Conditional Use for a Construction Contractor Facility, “C-2 CD” Commercial District with a Conditional Use for Auto Glass Sales and Installation, “C-2 CD” Commercial District with a Conditional Use for Auto Body and Paint, “C-2 CD” Commercial District with a Conditional Use for Food Products and Processing, “C-2 CD” Commercial District with a Conditional Use for Motor Vehicles Sales, “C-2NA” Commercial Nonalcoholic Sales District, “C-2 NA S” Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Party House, Reception and Meeting Hall, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for a Construction Contractor Facility, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for a Funeral Home, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Auto and Light truck Repair, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Auto Paint and Body, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Motor Vehicle Sales, “C-2 NA CD” Commercial Nonalcoholic Sales District with a Conditional Use for Vehicle Storage, “C-3 NA” General Commercial Nonalcoholic Sales District, “C-3 NA S” General Commercial Nonalcoholic Sales District with a Specific Use Authorization for a Construction Contractor Facility and “C-3 R” General Commercial Restrictive Alcoholic Sales District, with all overlay districts of “MLOD-2” Lackland Military Lighting Overlay, “GC-2” Highway 151 Gateway Corridor, “MAOZ-1” Military Airport Overlay Zone 1, and “AHOD” Airport Hazard Overlay District remaining unchanged.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 6, 2023

Case Manager: Alfonso Camacho, Senior Planner

Property Owner: Multiple Owners

Applicant: Development Services Department

Representative: Development Services Department

Location: Westwood Square Large Area Rezoning

Legal Description: NCB 690, 2712, 3273, 3685, 3686, 3688, 3690, 3692, 3693, 3694, 6240, 6241, 6242, 6243, 7420, 7510, 7511, 7512, 7513, 7514, 7515, 7516, 7517, 7518, 7553, 7554, 7555, 7556, 7557, 7558, 8069, 8070, 8071, 8072, 8073, 8074, 8075, 8076, 8077, 8078, 8079, 8081, 8082, 8083, 8084, 8085, 8086, 8087, 8089, 8091, 8092, 8114, 8115, 8155, 8197, 8535, 8541, 8542, 8543, 8593, 8594, 8669, 8670, 8671, 8698, 8721, 8722, 8723, 8724, 9564, 11324, 11325, 11326, 11327, 11328, 11330, 11331, 11332, 11336, 11337, 11338, 11339, 11340, 11341, 11342, 11353, 12771, 12772, 14432, 14433, 14463, 14596, 14597 and 14598 generally bounded by South Acme Road to the West, Highway 90 to the South, SW 19th Street to the East, and Castroville Road to the North.

Total Acreage: 443 acres

Notices Mailed

Owners of Property within 200 feet: 2,806

Registered Neighborhood Associations within 200 feet: Westwood Square Neighborhood Association and El Charro 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, “JJ” 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 “JJ” 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, Industrial, 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-2” 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 Air Field. Projects within the overlay boundary may require additional review.

The “GC-2” Highway 151 Gateway Corridor follows and parallels major highways in order to both developed and undeveloped areas in view of vehicular travelers from visual blight. These types of corridors are important because they have shaped the sense of what individual neighborhoods of the city are in their role as historic entrances to the city or as traditional commercial centers.

The “MAOZ-1” Military Airport Overlay Zone is an overlay district that establishes regulations to limit the density of development and intensity of uses in the area. Intended to prevent the establishment of any land use which would endanger aircraft operations and the continued use of military airports. The area extends approximately five thousand (5,000) feet in length and three thousand (3,000) feet in width beyond the clear zone.

Special District Information:

None.

Transportation

Thoroughfare: Castroville Road, South General McMullen, Cupples Road, SW 34th Street

Existing Character: Principal (Castroville Rd), 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 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 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 (1,091 properties out of 1,299 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 Westwood Square and El Charro 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 443 acres

7. **Other Factors:** City Council approved a resolution on Sept. 3, 2020 (2020-09-03-0041R), directing the Development Services Department to initiate a large area rezoning to appropriate zoning districts for property located in the Westwood Square and El Charro Neighborhoods. 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 1,299 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.