



City of San Antonio

Agenda Memorandum

Agenda Date: November 16, 2021

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Zoning Case Z-2021-10700281

Associated Plan Amendment PA-2021-11600101

SUMMARY:

Current Zoning: "R-6 UC-4 AHOD" Residential Single-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "MF-33 UC-4 AHOD" Multi-Family North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 16, 2021

Case Manager: Despina Matzakos, Planner

Property Owner: East Woodlawn LLC, Christopher Decastro

Applicant: Suki Sangha

Representative: Monica Tillman

Location: 625 East Woodlawn

Legal Description: Lot 6, Block 1, NCB 6200

Total Acreage: 0.1423 acres

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: The Tobin Hill Community Association

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and originally zoned "B" Residence District. The property rezoned from "B" Residence District to "R-1" Single Family Residence District under Ordinance 83331, dated December 14, 1995. Upon adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the district was converted from "R-1" Single-Family Residence District to the current "R-6" Residential Single-Family District.

Topography: The subject property is located within the Upper SAR Watershed and Artesian Zone Aquifer.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-1, C-2, C-3, R-6

Current Land Uses: Residential, Tattoo Shop, Boutique

Direction: South

Current Base Zoning: R-6, MF-33, O-2

Current Land Uses: Residential

Direction: East

Current Base Zoning: R-6, UZROW

Current Land Uses: Residential, McAllister Freeway

Direction: West

Current Base Zoning: R-6, MF-33, C-3

Current Land Uses: Residential, Bar, Restaurant

Overlay District Information:

The "UC-4" North St. Mary's 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: East Woodlawn

Existing Character: Local Public Road

Proposed Changes: None

Thoroughfare: Highway 281

Existing Character: Expressway

Proposed Changes: None

Public Transit: There is one VIA bus route within walking distance of the subject property.

Routes Served: 8

Traffic Impact: ROW dedication and improvement may be required along Woodlawn.

Parking Information: The minimum parking requirement for Multi-Family is 1.5 per unit.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “R-6” Residential 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. Overlay Districts that serve to preserve, enhance, and perpetuate the value of specific roadway corridors. Overlay district that imposes height restriction near civilian and military airports.

Proposed Zoning: “MF-33” Multi-Family District allows multi-family to a density of 33 units per acre.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within proximity to a premium transit corridor and is within proximity to a regional center.

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 Midtown Regional Center Plan and is currently designated as Urban Low Density Residential in the future land use component of the plan. The requested “MF-33” base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Medium Density Residential. Staff recommends Approval. The Planning Commission recommendation is pending the November 17, 2021 hearing.
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. Surrounding properties are primarily “C-2” Commercial, “R-6” Residential Single-Family, and “MF-33” Multi-Family Districts. This zoning request will help to establish diverse housing stock and infill development near the the corridors, while also promoting growth and mixed-use development in neighborhoods adjacent to these areas.
3. **Suitability as Presently Zoned:** The existing Residential Single-Family District is an appropriate zoning for the property and the surrounding area. The proposed “MF-33” Multi-Family District is also an appropriate zoning for the property and the surrounding area with the neighborhood's mixed use development character. Furthermore, the properties proximity to a Corridor & Regional Center makes it an appropriate spot to promote higher density, as well as diverse housing choices.
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 the public policy objectives of the SA Tomorrow Plan and the Midtown Regional Center Plan:

Relevant Goals and Policies of the Midtown Regional Plan may include:

- Housing Recommendation #1: Ensure that zoning supports a context sensitive supply of diverse housing to support Midtown’s expected household growth.
- Housing Recommendation #3: Maintain affordability and a diversity of housing options by accommodating additional housing in neighborhoods and transition areas through context sensitive design and small scale, infill housing.
- Housing Strategy 3.5: Support re-zoning in neighborhoods that reduces barriers to rehabilitating and improving existing structures.

Relevant goals/policies of the Comprehensive Plan may include:

- GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.
- 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.
- H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

- H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
6. **Size of Tract:** The 0.1423-acre site is of sufficient size to accommodate the proposed multi-family uses and development.
 7. **Other Factors** The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request. The Military has indicated that there are no objections to this request.

There are currently five (5) units on the property and the applicant seeks to get the zoning aligned with the current use of the property.