



City of San Antonio

Agenda Memorandum

Agenda Date: February 7, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 3

SUBJECT:

ZONING CASE Z-2022-10700326 (Associated Plan Amendment PA-2022-11600114)

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 7, 2023

Case Manager: Elizabeth Steward, Zoning Planner

Property Owner: Yellowstone Real Estate, Inc

Applicant: Yellowstone Real Estate, Inc

Representative: Killen, Griffin, & Farrimond, PLLC

Location: 1046 East Chavaneaux Road

Legal Description: 28.45 acres out of NCB 11166

Total Acreage: 28.45

Notices Mailed

Owners of Property within 200 feet: 37

Registered Neighborhood Associations within 200 feet: Villa Coronado Neighborhood Association

Applicable Agencies: Planning Department, Aviation Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 68292, dated December 30, 1988 and zoned Temporary "R-1" Single-Family Residence District. The property was rezoned by Ordinance 69286, dated April 13, 1989 to "R-A" Residential Agriculture District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "R-A" Residential Agriculture District converted to "NP-10" Neighborhood Preservation District. The property was rezoned by Ordinance 98228, dated September 25, 2003 to "UD" Urban Development District. The property was rezoned by Ordinance 2014-08-07-0557, dated August 7, 2017 to the current "R-4" 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: Storage Lots

Direction: South

Current Base Zoning: C-2

Current Land Uses: Vacant

Direction: East

Current Base Zoning: MF-33 and MF-40

Current Land Uses: Single Family Residence

Direction: West

Current Base Zoning: R-4

Current Land Uses: Car Parts Sales and Auto Storage Junk Yard

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:

N/A

Transportation

Thoroughfare: E Chavaneaux Road
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 42

Traffic Impact: The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502** A TIA Report will be required.

Parking Information: The minimum parking for Multifamily dwellings is 1.5 spaces per unit.
Thoroughfare: E Chavaneaux Road
Existing Character: Local
Proposed Changes: None Known

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Traffic Impact: The traffic generated by the proposed development has increase it does exceed the threshold requirements. Development generates more than seventy-six (76) PHT Sec. 35-502** A TIA Report will be required.

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ISSUE:
None.

ALTERNATIVES:
Current Zoning: Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

Proposed Zoning: 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.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not located within a half mile of a Premium Transit Corridor or within a Regional Center.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff's recommendation is Pending.
Staff recommends Denial.

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 Heritage South Sector Plan and is currently designated as "General Urban Tier" and "Mixed Use Center" in the future land use component of the plan. The requested "RM-4" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "General Urban Tier". Staff and Planning Commission recommend Approval.
- 2. Adverse Impacts on Neighboring Lands:** Staff does find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is not consistent with the established development pattern of the surrounding area.
- 3. Suitability as Presently Zoned:** The existing "R-4" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed "RM-4" Residential Mixed District is not an appropriate zoning for the property and surrounding area. The RM-4 would impose density not supportable by the surrounding infrastructure. The neighboring properties to the east, despite being zoned Multifamily are developed only as large lot single family homes. The property to the west despite being zoned R-4 is operating as an Auto Parts Supplier and Junk Yard with Nonconforming Grandfathered Status, this high intensity use would not be compatible next to a Multi-Family subdivision. While the property is a vacant lot, as it is located outside of Loop 410, it would not constitute infill development. The RM-4 would bring in a use that is not in character with the surrounding neighborhood.
- 4. Health, Safety and Welfare:** Staff has found indication of likely adverse effects on the public health, safety, or welfare.
- 5. Public Policy:** The request does appear to conflict with any public policy objectives of the Heritage South Sector Plan.
 - HOU-1.1 Encourage a mix of housing types, including multi-family homes, custom homes, garden homes, and single-family detached homes to provide "life cycle" housing options (ranging from college students, young adults, families, and retired/ senior) within the area
 - HOU-1.2 Encourage higher-density housing at strategic nodes
 - HOU-2.3 Promote Heritage South as an area of choice for prospective home buyers
- 6. Size of Tract:** The 28.45 acre site is of sufficient size to accommodate the proposed Multi-Family development.
- 7. Other Factors:** The property is proposed for development of a residential subdivision with lot sizes of 4000 square feet. At 28.45 acres, there could potentially be development of 309 lots.

For properties zoned “RM” or “MF” that abut lots zoned residential or are developed with a single-family use, the height is restricted to the maximum height of the single-family district within 50 feet of the property line.