



City of San Antonio

Legislation Details (With Text)

File #: 21-4774
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/20/2021
Title: ZONING CASE Z-2021-10700152 (Council District 1): A request for a change in zoning from "C-3NA H HS AHOD" General Commercial Nonalcoholic Sales King William Historic, Historic Significant Airport Hazard Overlay District to "RM-4 H HS AHOD" Residential Mixed King William Historic, Historic Significant Airport Hazard Overlay District on Lot 15, Block 1, NCB 2912, located at 1415 South Saint Mary's Street. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT: Zoning Case Z2021-10700152

SUMMARY:

Current Zoning: "C-3NA H HS AHOD" General Commercial Nonalcoholic Sales King William Historic, Historic significant Airport Hazard Overlay District

Requested Zoning: "RM-4 H HS AHOD" Residential Mixed King William Historic, Historic Significant Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 20, 2021

Case Manager: Lorianne Thennes, Senior Planner

Property Owner: J2VM Holdings, LLC

Applicant: Andrew Blouet

Representative: Andrew Blouet

Location: 1415 South Saint Mary's Street

Legal Description: Lot 15, Block 1, NCB 2912

Total Acreage: 0.1928 acres

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: King William Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property is part of the original 36 square miles of the city and was originally zoned "J" Commercial District. The property was rezoned to "B-3NA" by Ordinance 74924, dated December 9, 1991. The previous "B-3NA" converted to the current "C-3NA" General Commercial Nonalcoholic Sales District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3NA"

Current Land Uses: Duplex, thrift store

Direction: East

Current Base Zoning: "C-2" and "C-3NA:

Current Land Uses: Fire station, auto body shop, apartments

Direction: South

Current Base Zoning: "C-3NA," "IDZ" and "RM-4"

Current Land Uses: Computer repair, duplex, coffee shop and church

Direction: West

Current Base Zoning: "RM-4"

Current Land Uses: Single and multi-family dwellings

Overlay and Special District Information:

"H"

The surrounding properties are located in the _____ Historic District, which was adopted in _____. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

"HS"

A number of surrounding properties carry the "HS" Historic Significant landmark designation, signifying the

historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

"AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: South Saint Mary's Street

Existing Character: Principal

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance of the subject property.

Routes: 32, 34, 36, 42, 242

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The minimum parking requirement for 3 or more dwelling units is 1.5 spaces per unit.

ISSUE: None.

ALTERNATIVES:

Current: The current "C-3NA" General Commercial Nonalcoholic Sales District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-3" districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets. District regulations within the "C-3NA" districts are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

Proposed: The proposed "RM-4" Mixed Residential District provide areas for medium to high-density residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring flexible yard and area standards. Mixed residential districts provide flexible density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center or 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 the approval criteria below.

1. Consistency:

The subject property is located within the Downtown Area Regional Center Plan and is currently designated as “Urban Mixed Use.” The requested “RM-4” 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.

3. Suitability as Presently Zoned:

The current “C-3NA” General Commercial Nonalcoholic Sales District is not an appropriate zoning for the property and surrounding area. The subject property was developed as a residential use in 1915 and the proposed “RM-4” is already well established in the area.

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 rezoning does not appear to conflict with the following goals, principles, and objectives of the Downtown Area Regional Center Plan:

Goal 1.1- Grow and evolve in meaningful ways that encourage attachment between people and places.

Goal 6.1- Provide a variety of housing types, both owner- and renter-occupied, that are affordable for people at all stages of life and for a range of income levels.

Goal 6.2- Preserve existing affordable housing.

6. Size of Tract:

The subject property is 0.1928 acres, which could reasonably accommodate residential mixed use.

7. Other Factors:

The subject property has a base zone of C-3NA General Commercial Nonalcoholic Sales District, which allows intensive commercial uses, except that the sale of alcoholic beverages for on-premises consumption is prohibited. The applicant is requesting a zoning change to RM-4 Residential Mixed District, to allow for a residential use on the property. The future land use for the subject is Urban Mixed Use which is intended to support a mix of residential, commercial, and institutional uses at a medium level of intensity. Abutting properties have a base zoning district of C-3NA General Commercial Nonalcoholic Sales District, and RM-4 Residential Mixed District. The subject property is located within the SA Tomorrow’s Downtown Regional Center Plan.

This property is located within the King William Historic District. Any exterior modifications will require approval from the Office of Historic Preservation. Approval of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code.