City of San Antonio

Agenda Memorandum

File Number:20-5272

Agenda Item Number: Z-7.

Agenda Date: 9/17/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z-2020-10700162

SUMMARY:
Current Zoning: "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: "R-2 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 18, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: Ella Bree Homes

Applicant: Ella Bree Homes

Location: 922 South Pine Street

Legal Description: The south 42.5 feet of Lot 9, Block 2, NCB 1028

Total Acreage: 0.0562

Notices Mailed
Owners of Property within 200 feet: 31
Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association
Applicable Agencies: None.

Property Details
Property History: The property is part of the original 36 Square Miles of San Antonio and was originally

zoned "C" Apartment District. The property was rezoned from "C" Apartment District to "B-2NA" Business District, Nonalcoholic Sales by Ordinance 79,329, dated on December 3, 1993. The subject property converted from "B-2NA" Business District, Nonalcoholic Sales to "C-2NA" Commercial Nonalcoholic Sales District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 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: "IDZ-1"
Current Land Uses: Natural

Direction: East
Current Base Zoning: "RM-4"
Current Land Uses: Single-Family Residences

Direction: South
Current Base Zoning: "RM-4"
Current Land Uses: Single-Family Residences

Direction: West
Current Base Zoning: "RM-4"
Current Land Uses: Natural

Overlay and Special District Information:
"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 Pine Street
Existing Character: Local
Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the subject property. **Routes served:** None

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 requirements for a single family dwelling is 1 space per unit.

ISSUE:
None.

ALTERNATIVES:

Current: “C-2” districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

The current zoning district designation of “C-2NA “districts are identical to “C-2” districts except that the sale of alcoholic beverages is prohibited.

Proposed: The proposed "R-2" Single-Family Residential District is designed to provide options for developing dwelling units for specialized housing markets such as the affordable housing market, starter homes, and empty nester homes on small lots. These districts will provide areas for medium to high-density, single-family residential uses where adequate public facilities and services exist, prevent the overcrowding of land, and facilitate the adequate provision of transportation. The "R-2" zoning districts are designed to be in close proximity to schools, public parks, and open space serving the site. “R-2” zoning districts are inappropriate for "enclave subdivisions" and are not permitted.

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The subject property is located within the Midtown Regional Center and is within Premium Transit Corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend 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 Arena District/Eastside Community Plan and is currently designated as “Medium Density Residential” in the future land use component of the plan. The requested “R-2” base zoning is compatible with the future land use designation.

2. Adverse Impacts on Neighboring Lands:
Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The rezoning would constitute a downzoning to a residential district.

3. Suitability as Presently Zoned:
The current “C-2NA” Commercial Nonalcoholic Sales District is not an appropriate zoning for the property and surrounding area. The requested “R-2” rezoning is more consistent with the surrounding residential uses and “RM-4” Residential Mixed Districts.

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 Arena District/Eastside Community Plan:

Real Estate Market Evaluation

- Redevelopment Goals over the next 10-15 years
    - 1.1 New home construction - 25-50 homes per year

Land Use and Community Facilities

- 2. Land Use Guiding Principles
    - 2.1 Establish a land use pattern that is responsive to the existing context and is founded upon realistic market expectations
    - 2.2 Protect the neighborhoods by providing them with the necessary improvements to enable infill development and redevelopment
- 4. Land Use Plan Goals
    - 4.1 Conserve existing neighborhoods

6. Size of Tract:
The subject property is 0.0562 acres, which would adequately support a single-family dwelling.

7. Other Factors:
The square footage of the lot is 2,448 square feet. Based on the lot size the proposed "R-2" would be appropriate for single-family residential development.