City of San Antonio

Agenda Memorandum

File Number:20-6284

Agenda Item Number: Z-6.

Agenda Date: 11/5/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z-2020-10700187 CD

SUMMARY:
Current Zoning: "R-4 UC-2 NCD-6" Residential Single-Family Historic Landmark Broadway Corridor Mahncke Park Neighborhood Conservation Overlay District

Requested Zoning: "R-4 CD UC-2 NCD-6" Residential Single-Family Historic Landmark Broadway Corridor Mahncke Park Neighborhood Conservation Overlay District with a Conditional Use for a Noncommercial Parking Lot

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 15, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Perez Family Management Trust

Applicant: Perez Family Management Trust

Representative: Brown and Ortiz

Location: 118 Davis Court

Legal Description: Lot 13, Block 2, NCB 6228

Total Acreage: 0.1607

Notices Mailed
Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Mahncke Park Neighborhood Association
Applicable Agencies: Fort Sam Houston, Texas Department of Transportation

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and zoned "B" Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "B" Residence District converted to the "R-4" Residential Single-Family District.

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: "R-4"
Current Land Uses: Vacant

Direction: South
Current Base Zoning: "C-1"
Current Land Uses: Parking Lot

Direction: East
Current Base Zoning: "R-4"
Current Land Uses: Residential

Direction: West
Current Base Zoning: "C-2"
Current Land Uses: Commercial Strip Retail

Overlay and Special District Information:

"NCD"

The Mahncke Park Neighborhood Conservation District (NCD-6) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

"UC"

The 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.

Transportation

Thoroughfare: Davis Court
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 8, 9, 10, 11, 14, 209, 214, 509

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: There is no parking requirement for a parking lot.

ISSUE:
None.

ALTERNATIVES:
Current: The present zoning district designation of "R-4" Residential Single-Family District provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

Proposed: The present zoning district designation of "R-4 CD" Residential Single-Family District provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential single-family provides minimum lot size and density requirements in order to preserve neighborhood character.

The added conditional use would allow a noncommercial parking lot subject to a site plan.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is within the Midtown Regional Center and located within the 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 Midtown Area Regional Center Plan and is currently designated as "Urban Low Density Residential" in the future land use component of the plan. The requested "R-4" base zoning district 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. The existing parking lot would be limited to the current layout in accordance with a site plan.

3. Suitability as Presently Zoned:
The current "R-4" Residential Single-Family District an appropriate zoning for the property and surrounding area. The requested "R-4 CD" maintains the base district and allows consideration of the one additional use of

Noncommercial Parking Lot and is appropriate near the commercial area and the Broadway corridor.

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 Midtown Area Regional Center Plan:

Goal 7: Stimulate a Thriving Economy

• Leverage existing robust employment anchors such as University of the Incarnate Word, San Antonio College, and Metropolitan Methodist Hospital.

6. Size of Tract:
The subject property is 0.1607 acres, which could reasonably accommodate a small parking lot.

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, JBSA was notified of the proposed request.

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.

Applicant is requesting rezoning to allow operation of a property being used as a parking lot.

This property is designated a local historic landmark (HS). Any proposed exterior alterations associated with the proposal will require approval from the Office of Historic Preservation. Approval of a site plan or renderings submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Office of Historic Preservation for this project.