



City of San Antonio

Agenda Memorandum

File Number: 19-5483

Agenda Item Number: Z-16.

Agenda Date: 8/22/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z-2019-10700050

SUMMARY:

Current Zoning: “MF-33 MLOD-2 MLR-2 AHOD” Multi-Family Lackland Military Lighting Overlay Military Lighting Region - 2 Airport Hazard Overlay District

Requested Zoning: “IDZ-3 MLOD-2 MLR-2 AHOD” High Intensity Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region - 2 Airport Hazard Overlay District for multi-family uses not to exceed 90 total units and Non-Commercial Parking

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 16, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: San Antonio Housing Authority

Applicant: The NRP Group

Representative: Brown & Ortiz, P.C.

Location: 1013, 1014, 1015, 1018, 1019, 1021, 1022, 1023, 1101, 1102, 1107, 1114, 1121, 1201 El Paso Street, 210, 214, 316, 318, and 322 Torreon Street, and 803 South Colorado Street.

Legal Description: 0.355 acres out of NCB 2415, 0.680 acres out of NCB 2416, 0.191 acres out of NCB 2417, 1.226 acres out of NCB 2439, Lot 16, Lot 17, Lot 18, Block 2, NCB 2440

Total Acreage: 2.857

Notices Mailed

Owners of Property within 200 feet: 68

Registered Neighborhood Associations within 200 feet: Historic Westside Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and zoned "J" Commercial District. The property was rezoned from "J" Commercial District to "R-3" Multiple Family Residence District by Ordinance 75720, dated April 30, 1992. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "R-3" Multiple Family Residence District converted to the current "MF-33" Multi-Family District.

Topography: The majority of this property does not include any abnormal physical features such as slope or incursion in a flood plain. A small portion of the flood plain intrudes on the northeastern and southeastern edges of 1013 El Paso.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33"

Current Land Uses: Apartments

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Multi-family

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Multi-family

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Multi-family

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.

"MLOD-2"

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Lackland Air Force Base. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: El Paso St.

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Torreon

Existing Character: Local
Proposed Changes: None Known

Thoroughfare: S Colorado St.
Existing Character: Local
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 66, 68, 268

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 a multi-family use is 1.5 spaces per unit.

ISSUE:
None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "MF-33". Multi-family residence medium density "MF-33" district is the designation for multi-family use with a maximum density of up to thirty-three (33) units per acre, depending on unit size. An "MF-33" district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within the Southeast Regional Center and located within the Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-2) 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 Guadalupe Westside Community Plan and is currently designated as "Low-Density Mixed Use" in the future land use component of the plan. The requested "IDZ-3" 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 proposed density is allowed with the current zoning designation, however the request is to relax setbacks and relax off street parking requirements by allowing a separate non-commercial parking area to meet the minimum parking requirements.

3. Suitability as Presently Zoned:

The current “MF-33” Multi-Family District is an appropriate zoning for the property and surrounding 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 Guadalupe Westside Community Plan:

20.1.1 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.

- Ensure that new housing stock meets the needs of a mix of income levels.

6. Size of Tract:

The subject property is 2.857 acres, which could reasonably accommodate multi-family uses.

7. Other Factors:

The proposed density is allowed with the current zoning designation, however the request is to relax setbacks and relax off street parking requirements by allowing a separate non-commercial parking area to meet the minimum parking requirements. The proposed development is for 90 total units for the project area.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

- The applicant’s request the Master Plan’s Policy for Neighborhoods - Policy 4a, because it preserves and revitalizes housing and promotes targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.
- The applicant’s request the Master Plan’s Policy for Urban Design - Policy 1e, because it allows zero setbacks for commercial and multi-family developments.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.