



# City of San Antonio

## Legislation Details (With Text)

**File #:** 21-1167

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 2/4/2021

**Title:** ZONING CASE Z-2020-10700267 (Council District 5): Ordinance amending the Zoning District Boundary from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for fourteen (14) dwelling units on 0.941 acres out of NCB 6765, located at 821, 833, and 835 Probandt Street. Staff and Zoning Commission recommend Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Map, 2. Site Plan, 3. GF Comparison 1, 4. GF Comparison 2, 5. Zoning Minutes, 6. Draft Ordinance, 7. Metes and Bounds, 8. Ordinance 2021-02-04-0083

Date	Ver.	Action By	Action	Result
2/4/2021	1	City Council A Session		

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2020-10700267

**SUMMARY:**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for fourteen (14) dwelling units

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 15, 2020

**Case Manager:** Justin Malone, Planner

**Property Owner:** Christopher Price

**Applicant:** Bradley Bechtol

**Representative:** Bradley Bechtol

**Location:** 821, 833, and 835 Probandt Street

**Legal Description:** 0.941 acres out of NCB 6765

**Total Acreage:** 0.941 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 41

**Registered Neighborhood Associations within 200 feet:** Lone Star Neighborhood Association

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The subject properties were part of the Original 36 square miles of San Antonio and were zoned "C" Apartment District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the properties zoned "C" Apartment District converted to "MF-33" Multi-Family District. The subject properties were then converted from "MF-33" Multi-Family District to the current "R-6" Residential-Single Family District by Ordinance 2006-12-14-1441, dated December 11, 2006.

**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-6"

**Current Land Uses:** Residential

**Direction:** East

**Current Base Zoning:** "C-2" and "IDZ"

**Current Land Uses:** Storage Warehouse, Megabus Bus Company

**Direction:** South

**Current Base Zoning:** "C-2" and "C-1CD"

**Current Land Uses:** Drive Thru Restaurant, Tattoo Parlor

**Direction:** West

**Current Base Zoning:** "R-6"

**Current Land Uses:** Residential

**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.

"IDZ"

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.

### **Transportation**

**Thoroughfare:** Probandt Street

**Existing Character:** Arterial

**Proposed Changes:** None Known

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

**Routes served:** 46, 246

**Traffic Impact:** A Traffic Impact Analysis (TIA) is required. Probandt Street is a Secondary Arterial Type A. ROW dedication and pavement construction may be required. may be required.

**Parking Information:** There is no minimum parking requirement for “IDZ-1”.

### **ISSUE:**

None.

### **ALTERNATIVES:**

**Current:** The present zoning district designation of “R-6” Residential Single-Family are designed to provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. This district is composed of areas containing single-family dwellings.

**Proposed:** The proposed zoning district designation of “IDZ-1” allows rezoning requests for fourteen (14) residential units. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

### **FISCAL IMPACT:**

None.

### **PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is within the Downtown Regional Center and is within a 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 Downtown Area Regional Center Plan and is currently designated as “Urban Mixed-Use” in the land use component of the plan. The requested “IDZ-1” base zoning district is consistent with the adopted 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 proposed use is consistent with the established development pattern of the surrounding area. The request and site plan limit the density to fourteen (14) total dwelling units.

**3. Suitability as Presently Zoned:**

The existing “R-6” base zoning district is appropriate for the surrounding area. The proposed “IDZ-1” is also appropriate and achieves the plan’s goal of increasing the number of residents in the Downtown Area. The site is located on Probandt Street, one-block from IH-10 East and is appropriate for infill development and diverse housing options.

**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 request does not appear to conflict with any public policy objective of the Downtown Area Regional Center Plan, which encourages the following:

**GCF Goal 1:** Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

**GCF Goal 4:** Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

**GCF Goal 5:** Growth and city form support improved livability in existing and future neighborhoods.

**GCF P8:** Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

**H Goal 6:** Infill development and revitalized neighborhoods provide a range of housing choices near the city center.

**H P22:** Redevelop vacant and underutilized properties on transit corridors into stand alone or mixed-use higher-density housing.

**H P30:** Ensure infill development is compatible with existing neighborhoods.

**Relevant Downtown Area Regional Center Plan Goals, Recommendations and Strategies include:**

**Goal 6:** Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods

**Land Use Recommendation #5:** Discourage incremental rezoning (both up-zoning and down-zoning) in Downtown neighborhood areas.

**Focus Areas Recommendation #4:** Ensure transitions between new, higher-intensity development in focus areas and mixed-use corridors and established traditional neighborhoods.

**6. Size of Tract:**

The 0.941-acre site is of sufficient size to accommodate the proposed residential dwelling units.

**7. Other Factors:**

The applicant is requesting to rezone from “R-6” to “IDZ-1” to allow for fourteen (14) dwelling units.

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.