City of San Antonio

Agenda Memorandum

File Number: 19-1731

Agenda Item Number: 15.

Agenda Date: 2/5/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z-2018-900075 CD

SUMMARY:
Current Zoning: "MF-33 UC-2 NCD-6 AHOD" Multi-Family Broadway Urban Corridor Mahncke Park Neighborhood Conservation Airport Hazard Overlay District and "MF-33 NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "MF-33 CD UC-2 NCD-6 AHOD" Multi-Family Broadway Urban Corridor Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for Professional Office and "MF-33 CD NCD-6 AHOD" Multi-Family Mahncke Park Neighborhood Conservation Airport Hazard Overlay District with Conditional Use for Professional Office

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 5, 2019. This case is expedited to the February 21, 2019 City Council meeting.

Case Manager: Dominic Silva, Planner

Property Owner: Nathan Perez

Applicant: Nathan Perez

Representative: Nathan Perez

Location: 123 Parland Place

Legal Description: 0.2169 acres out of NCB 6138

Total Acreage: .2169

Notices Mailed
Owners of Property within 200 feet: 21
Registered Neighborhood Associations within 200 feet: Mahncke Park
Applicable Agencies:

Property Details
Property History: The subject properties were included in the original 36 square miles of the City of San Antonio and were zoned "D" Apartment Districts. The properties converted from "D" Apartment Districts to "MF-33" with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: "MF-33", "C-2"
Current Land Uses: Multi-Family

Direction: East
Current Base Zoning: "MF-33"
Current Land Uses: Residential

Direction: South
Current Base Zoning: MF-33
Current Land Uses: Park

Direction: West
Current Base Zoning: "MF-33"
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.

"NCD-6"
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: Parland Place
Existing Character: Local
Proposed Changes: None Known
Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 9, 10, and 209.

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information: Parking for Office Professional is 1 per 300 SF GFA.

ISSUE:
None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject properties retaining the present zoning district designations. Examples of permitted uses within "MF-33" include apartments at 33 units per acre.

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The subject property is within a ½ of a mile of the Midtown Regional Center.

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 property is located within the Mahncke Park Neighborhood Plan, and is currently designated as "Urban Multi-Family Residential" in the future land use component of the plan. The requested "MF-33" base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:
Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed development is replacing primarily urban medium density with professional offices. The subject property is located within the ongoing Midtown Regional Center Plan area. The property is currently occupied by a vacant home and sits just west of the intersection of Parland Place and Broadway. Additionally, the site falls immediately east of a 100-year floodplain area and in the immediate vicinity of the course of the Acequia.

3. Suitability as Presently Zoned:
The current "MF-33" Multi-Family District is an appropriate zoning for the property and surrounding area. The proposed "MF-33 CD" maintains the base multi-family zoning, yet conditions down the "professional office" use.

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 rezoning request does not appear to conflict with the land use goals and strategies of the Mahncke Park Neighborhood Plan.

Mahncke Park Neighborhood Plan Goals:

GOAL 1: Housing - Preserve and enhance the existing character of the neighborhood.
Objective 1.3: Encourage appropriate private sector, non-profit and public redevelopment and rehabilitation of deteriorated and vacant property in a manner that is responsive to neighborhood concerns.
GOAL 2: Land Use and Urban Design
Objective 2.2: Improve the appearance of commercial areas.
Objective 2.6: Promote mixed use commercial development with an emphasis on the development of live/work units.

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

GCF Goal 7: Development practices that minimize, mitigate or avoid negative impacts on the city's natural resources, water supply, water quality, surface waterways and air quality.

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.

GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

GCF P23: Implement stormwater infrastructure management best practices that balance well-developed and well-maintained regional and site-specific stormwater infrastructure (i.e., gray and green infrastructure).

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

HPCH P9: Protect well-established neighborhoods by strengthening Neighborhood Conservation Districts (NCD) to address the appropriateness of new and infill construction through enforceable design standards that allow neighborhoods to define unique character and features and promote compatible infill development.

6. Size of Tract:
The subject property is .2169 acres, which would adequately support the proposed office uses.

7. Other Factors:
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.

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council:

A. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure.
B. No construction features shall be permitted which would place the structure out of character with the surrounding residential neighborhood.
C. Business hours operation shall not be permitted before 7:00 a.m. or after 6:00 p.m.