



City of San Antonio

Agenda Memorandum

File Number:20-3619

Agenda Item Number: 8.

Agenda Date: 6/16/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT: Zoning Case Z2020-10700093

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ-2 AHOD" Medium Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-33" Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 16, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: City of San Antonio (c/o Jamie Lalley Damron)

Applicant: Franklin Development Company

Representative: Brown & Ortiz, P.C.

Location: 7402 South New Braunfels Avenue

Legal Description: 10.968 acres out of NCB 10934

Total Acreage: 10.968 acres

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association, Hot Wells Mission Reach Neighborhood Association

Applicable Agencies: Planning Department, Aviation Department

Property Details

Property History: The subject property was annexed into the city by Ordinance 18115, dated September 25, 1952 and was originally zoned "B" Apartment District. The previous "B" district converted to "R-4" Single-Family Residential District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 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: "MF-33," "C-2," and "C-3"

Current Land Uses: Townhomes, food mart

Direction: East

Current Base Zoning: "MF-33," "MH," and "C-2"

Current Land Uses: Apartments

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Streets maintenance division, vacant

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Restaurants, commercial shopping center

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 New Braunfels

Existing Character: Secondary Arterial B

Proposed Changes: None

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

Routes: 20, 36, 242, 552

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 apartments is 1.5 spaces per unit. "IDZ-2" reduces the parking requirement by 50%.

ISSUE: None.

ALTERNATIVES:

Current: The current “R-4” Single-Family Residential District provides 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 proposed “IDZ-2” Medium Intensity Infill Development Zone provides flexible standards for the development and reuse of underutilized parcels. Urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas.

The applicant is requesting uses permitted in “MF-33” Multi-Family District. This 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 property is within a regional center and within a premium transit corridor.

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 subject property is located within the Brooks Area Regional Center Plan and is currently designated as “Urban Mixed Use.” The requested “IDZ” with uses permitted in “MF-33” 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.

3. Suitability as Presently Zoned:

The current "R-4" Residential Single-Family District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-2” with uses permitted in “MF-33” Multi-Family is more appropriate along South New Braunfels Avenue, an arterial street. The proposed zoning would also provide a viable housing option, in an area with “C-3” General Commercial zoning.

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 subject property is located within the Highland Hills Neighborhood Association and the SA Tomorrow Brooks Area Regional Center Plan. The property is currently developed and is classified as “Urban Mixed Use”

in the future land use map. The requested IDZ-2 zoning is an appropriate zoning district in areas designated as “Urban Mixed Use.” The site is located on the northeast corner of SE Military Drive and S New Braunfels Avenue, next to a multi-residential property. The proposed zoning change is requested to allow for the construction of multi-family development.

Relevant Goals and Policies of the Comprehensive Plan may include:

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 P1: Incentivize the development of housing and employment uses in the city’s priority growth areas.

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 P11: Continue and bolster incentive programs for infill development in priority growth areas.

H Goal 2: A variety of housing types (single-family detached, single-family attached, multifamily, as well as ownership and rental opportunities) is available at a variety of price and rent levels.

H Goal 5: High-density housing choices are available within the city’s 13 regional centers and along its arterial and transit corridors.

H P10: Ensure land use designations and other policies allow for and encourage a mixture of housing types and densities of housing within development projects.

H P11: Encourage and incentivize new housing development projects to provide a mixture of housing types, sizes and prices.

H P19: Develop specific land use and action plans for regional centers and transit corridors that support housing, a mix of uses and higher-density development, and that discourage lower-density uses.

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

H P24: Encourage and incentivize the development of a range of affordable housing options in and near regional centers and transit corridors.

Relevant Brooks Area Regional Center Plan Goals and Recommendations include:

Housing Recommendation #2:

Increase the diversity of housing options within the Brooks Area Regional Center in order to support and attract residents at all stages of life and income levels.

The rezoning request is generally consistent with the above- listed goals and policies of the SA Tomorrow Comprehensive Plan and the Brooks Area Regional Center Plan.

"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.

- The applicant’s request the Master Plan’s Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.
- The applicant’s request the Master Plan’s Policy for Neighborhoods - Policy 1d, because it promotes conversion or adaptive reuse of vacant or underutilized commercial buildings to provide affordable infill housing.

- 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.

6. Size of Tract:

The subject property is 10.968 acres, which could reasonably accommodate apartments.

7. Other Factors:

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.