City of San Antonio

Agenda Memorandum

File Number:20-6417

Agenda Item Number: 12.

Agenda Date: 11/3/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z-2020-10700216 S

SUMMARY:
Current Zoning: "FBZD T4-1 AHOD" Form Base Zoning Transect 4 Airport Hazard Overlay District

Requested Zoning: "FBZD T4-1 S AHOD" Form Base Zoning Transect 4 Airport Hazard Overlay District with a Specific Use Authorization for a Non-Commercial Parking Lot

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 3, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Albert Castillo

Applicant: K Love Engineering, LLC

Location: 723 Camden Street

Legal Description: Lot 7, Block 9, NCB 838

Total Acreage: 0.24

Notices Mailed
Owners of Property within 200 feet: 22
Registered Neighborhood Associations within 200 feet: Downtown Residents Association
Applicable Agencies: Office of Historic Preservation, Planning Department

Property Details

Property History: The property was a part of the original 36 square miles of the City of San Antonio and was originally zoned "K" Industrial District. The subject property converted from "K" Manufacturing District to "I-1" General Industrial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001. The property was rezoned from "I-1" to "FBZD T4-1" Form Based Zone District by Ordinance 2010-04-01-0279 dated April 1, 2010.

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: "FBZD T4-1"
Current Land Uses: Single-Family dwelling

Direction: East
Current Base Zoning: "FBZD T4-1"
Current Land Uses: Multi-family dwelling

Direction: West
Current Base Zoning: "FBZD T4-1"
Current Land Uses: Vacant

Direction: South
Current Base Zoning: "FBZD T4-1"
Current Land Uses: School athletic fields

Overlay and Special District Information:
"FBZD"
Form Based Zoning Development is a compilation of various special transect districts established to encourage a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space for large planned developments. Hamlets, villages and regional centers are compact, pedestrian-oriented and mixed-use with a focus on creating communities where the ordinary activities of daily living occur within walking distance of most dwellings. Lot and building standards including building disposition, building configuration, building function, parking standards, architectural standards, landscape standards and signage standards are governed by development pattern plans, the individual transect districts, and the calibrated transect districts, if applicable.

"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: Camden
Existing Character: Minor Arterial
Proposed Changes: None

Thoroughfare: Erie

Existing Character: Local
Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance.
Routes Served: 5, 8

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: There is no parking requirement for a parking lot.

ISSUE:
None.

ALTERNATIVES:
Current: "FBZD" Form Base Zoning Districts encourage a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space.

Proposed: "FBZD" Form Base Zoning Districts encourage a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space.

The "S" Specific Use Authorization would allow a parking lot pursuant to a site plan.

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 recommends Denial.

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 Regional Center Plan and is designated as "Regional Mixed Use" in the future land use plan. The current "FBZD" is consistent with the current 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 request maintains the "FBZD" and the "S" Specific Use Authorization only adds the additional right for a parking lot, which is consistent with other properties within the block.

3. Suitability as Presently Zoned:
The current "FBZD" is appropriate for the property and surrounding area. This allows a new utilization of the property within the design standards of the "FBZD" and with a site plan.

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 appear to conflict with the following goals, principles, and objectives of the Downtown Regional Center Plan:

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 1: Housing for lower-income residents is available throughout the community with the greatest proportion in priority growth areas with high levels of connectivity and amenities.
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 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
H P34: Develop and implement a plan to preserve and maintain affordable rental and ownership housing for lower income residents within revitalizing neighborhoods.
Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods
• Provide a variety of housing types, both owner- and renter-occupied, that are affordable for people at all stages of life and for a range of income levels;
• Preserve existing affordable housing;
• Emphasize the development of "Missing Middle" housing for both renters and owners; and
• Ensure Downtown is a livable place for families, children, students, the elderly, and others.

The property is within the Downtown Area Regional Center plan area, as well as the previously adopted River North Master Plan. The applicant proposes to change the zoning from the Form Based Zoning District T4-1 to the T4-1 S with a Specific Use Authorization for Primary Use Parking Lot. The subject property is presently a small, two-story multi-family residence that would be demolished to make way for the parking lot.

Primary Use Parking Lots, while not a permitted use in FBZD T4-1, may be permitted as a Specific Use Authorization on A-Grid Streets if the primary use parking lot would facilitate the development of surrounding lots where parking placement is limited due to lot size, shape, configuration, location, or access. Primary use parking lots permitted by a Specific Use Authorization must comply with the standards listed by Section 35-209 (e)(2)(D)(8) of the UDC, as well as any additional requirements imposed by the City Council through the zoning ordinance.

The subject property is located with the Madison Square Park/River North Focus Area of the Regional Center Plan, which envisions a complete neighborhood that accommodates residents and their daily needs like shopping, dining, and recreation, as well as continuing as a center of visual and performing arts institutions. Development along the edges of Madison Square Park, located slightly more than 200 feet from the subject property on the neighboring block, should activate the park. The site is also within the McCullough Avenue & Nolan Street Mixed-use Corridor, which envisions an active mixed-use corridor with currently vacant lots or those presently devoted to surface parking are reinvested in and developed into functions that contribute to the neighborhood.

The applicant's business is established on the neighboring block and provides on-site off-street parking and has access to on-street parking. Additionally, the proposed surface parking lot would detract from the vision

expressed through the Downtown Area Regional Center Plan as it would disrupt the pedestrian environment along Camden Street and Erie Avenue by creating new curb-cuts and creating conflict between cars and people walking or using a form of micromobility such as bicycles or other devices. The applicant's business, San Antonio Eye Center, is located to the west across Brooklyn Avenue, occupying the majority of the block between Brooklyn Avenue, Dallas Street, Camden Street, and McCullough Avenue. These facilities include a substantial amount of surface parking area at present.

6. Size of Tract:
The subject property is 0.24 acres, which could reasonably accommodate the requested use.

7. Other Factors:
The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

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.