



City of San Antonio

Agenda Memorandum

File Number:20-6978

Agenda Item Number: 12.

Agenda Date: 12/1/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT: Zoning Case Z2020-10700250

SUMMARY:

Current Zoning: "C-2 H RIO-5 MC-1 AHOD" Commercial Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District and "C-2 H RIO-5 AHOD" Commercial Mission Historic River Improvement Overlay Airport Hazard Overlay District

Requested Zoning: "IDZ-1 H RIO-5 MC-1 AHOD" Limited Intensity Infill Development Zone Mission Historic River Improvement Overlay Roosevelt Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 1, 2020

Case Manager: Lorianne Thennes, Planner

Property Owner: 326 Riverside, LLC

Applicant: 326 Riverside, LLC

Representative: Patrick Christensen

Location: 326 Riverside Drive

Legal Description: 1.499 acres out NCB 7672

Total Acreage: 1.499 acres

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Office of Historic Preservation, World Heritage Organization, Texas Department of Transportation, Planning Department

Property Details

Property History: The subject property was annexed into the city by Ordinance 1391, dated September 23, 1944 and was originally zoned “B” Residence District. The property was rezoned to “B-2” Business District by Ordinance 61454, dated September 19, 1985. The previous “B-2” district converted to the current “C-2” Commercial District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001.

Topography: The southeast corner of the property is within the flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “IDZ” and “I-1”

Current Land Uses: Industrial lumber company, industrial florist

Direction: East

Current Base Zoning: “C-2,” and “C-3R CD”

Current Land Uses: Trailer park, vacant land and business

Direction: South

Current Base Zoning: “UZROW,” “R-6 CD” and “C-1”

Current Land Uses: San Antonio River, mobile homes

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Vacant structures and land

Overlay and Special District Information:

"H"

The surrounding properties are located in the Mission Historic District, which was adopted in 1977. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

"RIO"

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

"MC-1"

The “MC-1” Roosevelt Avenue Metropolitan Corridor provides site and building design standards for properties located along Roosevelt Avenue between St. Mary’s Street and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

"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: Riverside Drive

Existing Character: Collector

Proposed Changes: None

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

Routes: 42, 242

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 single-family dwelling unit is 1 space per unit.

ISSUE: None.

ALTERNATIVES:

Current: The current "C-2" Commercial District permits general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

Proposed: The proposed "IDZ-1" Limited Intensity Infill Development Zone District 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 proposed "IDZ-1" use most closely matches with "MF-18" Limited Density Multi-Family District, which is the designation for a multi-family use with a maximum density of up to eighteen (18) units per acre, depending on unit size. An "MF-18" district designation may be applied to a use in a residential neighborhood that contains a mixture of single-family and multi-family uses or in an area for which limited density multi-family use is desired. An "MF-18" district may be used as a transition between a single-family and higher intensity uses.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center but is 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 South Central Plan and is currently designated as “Mixed Use.” The requested “IDZ-1” is consistent with the future land use designation. The proposed zoning would accomplish 26 single-family homes.

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 "C-2" Commercial District is an appropriate zoning for the property and surrounding area. However, the proposed “IDZ-1” with a residential use is more characteristic of established land use patterns on the property and in the area than commercial 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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the South Central Plan:

“Encourage patterns of development that provide the full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.”

“Mixed Use incorporates high quality architecture and urban design features such as attractive streetscapes, parks/plazas, and outdoor cafes.”

“Mixed Use provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment.”

"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 meets the Master Plan’s Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.
- 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 4b, because it incentivizes property to encourage development in underutilized urban areas.

The subject property has the base zone of C-2 Commercial District which allows for community commercial uses, with unlimited building size and a building height limitation of 25 feet. The applicant is requesting an IDZ -1 Limited Intensity Infill Development Zone designation with uses permitted in MF-18. The future land use for the subject property is currently Urban Mixed Use which is intended to provide a mix of residential,

commercial, and institutional uses at a medium level of intensity. Surrounding properties have a base zoning district of C-1, C-, I-1 and IDZ. The subject property is located within the South Central San Antonio Community Plan and SA Tomorrow's South Community Plan Area.

6. Size of Tract:

The subject property is 1.499 acres, which could reasonably accommodate 26 single-family dwelling units.

7. Other Factors:

This property is designated in the Mission Historic District and the River Improvement Overlay (RIO-5). Any exterior modifications will require approval from the Office of Historic Preservation and the Historic and Design Review Commission. Approval of a site plan or materials submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. An application for conceptual approval of this project has been submitted to the Office of Historic Preservation and was approved by to the Historic and Design Review Commission (HDRC) on November 18, 2020. An application for final approval of a Certificate of Appropriateness will be required prior to any permitting on the site.