City of San Antonio

Agenda Memorandum

File Number:21-3200

Agenda Item Number: 9.

Agenda Date: 5/4/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT: Zoning Case Z2021-10700053

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 in "MF-18," Limited Multi-Family District, "C-1" Light Commercial District, and "O-1" Office District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 4, 2021

Case Manager: Lorianne Thennes, Senior Planner

Property Owner: Newell Commercial Properties, LP

Applicant: WGI, Inc.

Representative: WGI, Inc.

Location: 721, 723 and 725 Probandt Street

Legal Description: Lots 16, 17 and 18, Block 4, NCB 3531

Total Acreage: 0.3663 acres

Notices Mailed
Owners of Property within 200 feet: 26
Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association
Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property is part of the original 36 square miles of the city and was originally zoned "C" Apartment District. The previous "C" district converted to "MF-33" Multi-Family District in the zoning district conversion that accompanied the adoption of the 2001 UDC, according to Ordinance 93881 in May 2001. The properties were then rezoned to the current "R-6" Residential Single-Family District by Ordinance 2006-12-14-1441, dated August 14, 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" and "MF-33"
Current Land Uses: Single-family dwellings

Direction: East
Current Base Zoning: "I-1"
Current Land Uses: Recycling center

Direction: South
Current Base Zoning: "MF-33," "I-1" and "IDZ"
Current Land Uses: Vacant auto service company

Direction: West
Current Base Zoning: "R-6"
Current Land Uses: Single-family dwellings

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: Probandt Street
Existing Character: Minor
Proposed Changes: Probandt Street (South Alamo Street to US Highway 90) -- Corridor improvements on Probandt from S. Alamo to Hwy 90. Includes pedestrian amenities, drainage, traffic and other improvements as appropriate and within available funding. City funding will leverage State funding.

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

Routes: 46, 246

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: "IDZ-1" waives the parking requirement.

ISSUE: None.

ALTERNATIVES:
Current: The current "R-6" Residential Single-Family 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-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 applicant requests "IDZ-1" with uses permitted in the following zoning districts:

"MF-18" Limited Density Multi-Family District 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.

"C-1" Light 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-1" accommodates neighborhood commercial uses which depend on a greater volume of vehicular traffic than an "NC" district. "C-1" uses are considered appropriate buffers between residential uses and "C-2" and "C-3" districts and uses.

"O-1" Office District permits institutional, indoor retail, service and office uses requiring arterial or collector street access and business and commercial development along urban arterials. The purpose of the office districts is to accommodate well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between uses. The "O-1" district restricts uses primarily to offices and ancillary uses (for the purposes of this subsection, ancillary uses are those provided for the convenience of on-site tenants and which do not provide services or products to the general public) which do not have peak weeknight or weekend usage in order to provide a buffer between residential areas and more intensive uses. "O-1" districts provide for the establishment of low to mid-rise office buildings. Uses within an "O-1" district are limited to uses incidental to the needs of the occupants of the building and are not designed to serve a regional market area.

FISCAL IMPACT: None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is within a regional center and 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 Downtown Area Regional Center Plan and is currently designated as "Urban Mixed Use." The requested "IDZ-1" 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. The proposed "IDZ-1" with uses permitted in "MF-18," Limited Multi-Family District, "C-1" Light Commercial District, and "O-1" Office District allows for a mix of uses consistent with the area.

3. Suitability as Presently Zoned:
The current "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District is an appropriate zoning for the property and surrounding area. However, the proposed "IDZ-1" with uses permitted in "MF-18," Limited Multi-Family District, "C-1" Light Commercial District, and "O-1" Office District is also appropriate allowing a mix of uses to revitalize an inner city area. The scale of the project and uses is limited to the "IDZ-1" 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 not appear to conflict with the following goals, principles, and objectives of the Downtown Area Regional Center Plan:

Goal 1.1- Grow and evolve in meaningful ways that encourage attachment between people and places
Goal 4.2- Encourage the development of vacant lots in the city center with a geographically balanced mix of uses
Goal 4.4- Attract additional housing and a diversity of employment options in the Downtown core
Goal 6.1- 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

"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 of 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 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 2b, because it creates mixed-use districts.
- The applicant's request the Master Plan's Policy for Urban Design - Policy 1d, because it develops criteria and procedures for infill development which will enhance the character of neighborhoods.

6. Size of Tract:
The subject property 0.3663 acres, which could reasonably accommodate multi-family, light commercial and office uses.

7. Other Factors:
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. On 5/9/19, the demolition of the building at 725 Probandt was approved by the Office of Historic Preservation.

"IDZ-1" Limited Density Infill Development Zone limits height to 2 ½ stories and 35 feet, waives the parking requirement, and the maximum density is MF-18 (approximately 7 units).