



City of San Antonio

Agenda Memorandum

Agenda Date: December 17, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Amin Tohmaz, Interim Director

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2024-10700304

(Associated Plan Amendment PA-2024-11600090)

SUMMARY:

Current Zoning: "O-2 NCD-2 AHOD" High-Rise Office Alta Vista Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "IDZ-1 NCD-2 AHOD" Limited Intensity Infill Development Alta Vista Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "O-1" Office District and one (1) dwelling unit

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 17, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: Altamira-Carrizo LLC

Applicant: Marc Abrams

Representative: Killen, Griffin & Farrimond, PLLC

Location: 614 West French Place

Legal Description: 0.138 acres out of NCB 1890

Total Acreage: 0.138 acres

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Alta Vista Neighborhood Association, San Antonio Texas District 1 Resident Association

City-Wide Community Organizations: T.H.U.G.G.I.N for Christ, Women in Film & Television San Antonio, NES Foundation, Lifeline Overeaters Anonymous

Applicable Agencies: Waste Management, Planning Department

Property Details

Property History: The subject property is part of the original 36 square miles of the City of San Antonio and was originally zoned "D" Apartment District. The property was rezoned by Ordinance 60316, dated February 28, 1985, to "O-1" Office District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, "O-1" Office District converted to the current "O-2" High-Rise Office District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2", "R-6", "R-6 CD", "MF-33"

Current Land Uses: Event Space, Parking Lot, Nursing and Rehabilitation Center, Four Dwelling Units

Direction: East

Current Base Zoning: "O-2", "C-2"

Current Land Uses: Parking Lot, Coffee Shop

Direction: South

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

Current Land Uses: Multi-Family Units, Vacant

Direction: West

Current Base Zoning: "C-2", "IDZ"

Current Land Uses: Offices, Fine Arts School/Gallery

Overlay District Information:

The Alta Vista Neighborhood Conservation District (NCD-2) 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.

The "AHOD" Airport Hazard Overlay District, due to the location of the property and its proximity to an airport or approach path, does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Special District Information:

N/A

Transportation

Thoroughfare: West French Place

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: San Pedro Avenue

Existing Character: Principal Primary Arterial B

Proposed Changes: None Known

Public Transit: Public Transit: There are VIA bus routes within a ½ mile of the subject property.

Routes Served: 20, 4, 204, 3, 90

Traffic Impact: A Traffic Impact Worksheet was submitted. Any additional traffic requirements will be reviewed at the build permit phase of the project.

Parking Information: The minimum parking requirements for one (1) dwelling unit is 1 space per unit. The parking requirements for office and residential uses can be found at Unified Development Code, Table 526-3a and Table 526-3b.

“IDZ-1” waives the minimum parking requirement.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "O-2" High-Rise Office Districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

Proposed Zoning: "IDZ-1" Limited Intensity Infill Development Zone allows rezoning requests up to 18 units per acre, and uses permitted in “C-1” and “O-1”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for setbacks and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

The request for "IDZ-1" is for permitted uses within "O-1" Office District and one (1) dwelling unit.

FISCAL IMPACT:

None

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is not located within a Regional Center but is within ½ a mile from the San Pedro and New Braunfels Metro Premium Plus Transit Corridors.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on approval criteria below.

1. **Consistency:** The subject property is located within the Midtown Neighborhoods Neighborhood Plan, adopted in 2000, and is currently designated as Public institutional in the future land use component of the plan. The requested "IDZ-1" base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to "Mixed Use". Staff and Planning Commission recommend Approval.
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 use is consistent with the established development pattern of the surrounding area. Surrounding properties are zoned "C-2" Commercial District, "R-6" Residential Single-Family District, "MF-33" Multi-Family District, and "IDZ" Infill Development Zone with uses permitted in "C-1" Light Commercial District and "RM-5" Residential Mixed District.
3. **Suitability as Presently Zoned:** The existing "O-2" High-Rise Office District is not an appropriate zoning for the property and surrounding area. The proposed "IDZ-1" Limited Intensity Infill Development Zone with uses permitted in "O-1" Office District and one (1) dwelling unit is appropriate. Given that the neighborhood accommodates a range of residential and commercial uses, Staff finds the request is consistent with the area. Additionally, the proposed request will be developed within the existing structure on the property. The applicant will have to adhere to the prescribed site plan and any deviation from the approved document could potentially warrant additional council consideration.
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 request does not appear to conflict with public policy. Relevant Goals and Policies of the Midtown Neighborhoods Neighborhood Plan may include:
 - Goal 1: Economic Development Revitalize and enhance the neighborhoods' historic commercial centers.

- Objective 1.3: Business Development Attract new neighborhood-friendly, locally owned, sustainable businesses that will meet the neighborhood's daily needs, build on our base of "mom and pop" businesses and bring new vitality to the neighborhood's commercial centers
 - Goal 2: Housing Preserve and revitalize the neighborhoods' unique mix of quality housing.
 - Objective 2.2: Housing Character Maintain the historic character of the neighborhoods' housing while building on the increased demand for area homes to attract reinvestment by new families.
- 6. Size of Tract:** The 0.138-acre site is of sufficient size to accommodate the proposed commercial and residential development.
- 7. Other Factors:** The applicant has submitted a site plan in accordance with the requirements of the code. The site plan indicates residential and commercial uses. The proposed rezoning would allow one (1) dwelling unit.

At this time, the existing commercial office property will not be eligible for City waste collection services. The proposed residential unit could be eligible for City waste services if the requirements in the Solid Waste City Ordinance Chapter 14 and IB-576 are met. Once the development is complete, resident can request an assessment to determine eligibility for City waste services. If the City is unable to provide waste services, resident should be prepared to procure waste services or a dumpster from a private waste hauler. Note: On-street parking for IDZ developments prevents the City from collecting waste bins.