



City of San Antonio

Agenda Memorandum

Agenda Date: September 5, 2023

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Zoning Case Z-2023-10700192

SUMMARY:

Current Zoning: "I-1 RIO-7A AHOD" General Industrial River Improvement Overlay 7A Airport Hazard Overlay District and "D RIO-7A AHOD" Downtown River Improvement Overlay 7A Airport Hazard Overlay District

Requested Zoning: "D RIO-7A AHOD" Downtown River Improvement Overlay 7A Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 5, 2023

Case Manager: Camryn Blackmon, Zoning Planner

Property Owner: Camaron Development, Ltd.

Applicant: Camaron Development, Ltd.

Representative: Ortiz McKnight PLLC

Location: 526 and 610 Camaron Street, 118, 124, 126 and 204 Kingsbury Street, and 615, 639, and 617 North Flores Street

Legal Description: 3.496 acres out of NCB 132

Total Acreage: 3.496

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Downtown

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was located within the original 36 square miles of the City of San Antonio and zoned "I" Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property zoned "I" Business District converted to "I-1" General Industrial District. A portion of the property was rezoned by Ordinance 97651, dated May 22, 2003, to the current "D" Downtown District.

Code & Permitting Details

There is no relevant code enforcement or permitting history for the subject property.

Topography: A portion of subject property is located with the 100 Year Flood Plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "D"

Current Land Uses: School

Direction: East

Current Base Zoning: "D"

Current Land Uses: School

Direction: South

Current Base Zoning: "D"

Current Land Uses: Professional Office and School

Direction: West

Current Base Zoning: "D"

Current Land Uses: Apartments

Overlay District Information:

The "RIO-7A" River Improvement Overlay District is an overlay district to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

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: North Flores Street

Existing Character: None

Proposed Changes: None Known

Thoroughfare: Camaron Street

Existing Character: None

Proposed Changes: None Known

Public Transit: There is public transit within walking distance of the subject property.

Routes Served: 2, 82, 88, 202, 282

Traffic Impact: “D” waives the requirement for a Traffic Impact Analysis.

Parking Information: “D” waives the minimum parking requirement.

ISSUE:

None.

ALTERNATIVES:

Current Zoning: “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

“D” Downtown District provides concentrated downtown retail, service, office and mixed uses in the existing central business district. There are no building size or height limitations, and parking requirements are waived. Examples of permitted uses: bar/tavern, indoor theater, taxi & limousine service, residential uses, hotel, art gallery and/or studio, offices (no restrictions on square footage unless otherwise prescribed), and telephone equipment infrastructure.

Proposed Zoning: “D” Downtown District provides concentrated downtown retail, service, office and mixed uses in the existing central business district. There are no building size or height limitations, and parking requirements are waived. Examples of permitted uses: bar/tavern, indoor theater, taxi & limousine service, residential uses, hotel, art gallery and/or studio, offices (no restrictions on square footage unless otherwise prescribed), and telephone equipment infrastructure.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Downtown Regional Center and within ½ a mile from the San Pedro 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 approval criteria below.

1. **Consistency:** The subject property is located within the SA Tomorrow Downtown Area Regional Center and is currently designated as “Regional Mixed Use” in the future land use component of the plan. The requested “D” base zoning district 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 use is consistent with the established development pattern of the surrounding area.
3. **Suitability as Presently Zoned:** The existing “D” Downtown District and “I-1” General Industrial District is an appropriate zoning for the property and surrounding area, but the proposed “D” Downtown District for the entire property is more appropriate. The request constitutes a downzoning from “I-1” General Industrial District and provides continuity of “D” Downtown zoning throughout the area. The applicant is requesting a zoning change to allow for multifamily development. The requested “D” allows additional density in character with the surrounding area. Adding additional housing types in this area would support the objective to locate new housing developments near existing schools and community facilities. The request also aligns with the Strategic Housing Implementation Plan for more housing options.
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 any public policy objectives of the Comprehensive Plan:

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- Housing 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.
- Housing Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.
- Housing Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

6. **Size of Tract:** The 3.496-acre site is of sufficient size to accommodate the proposed residential development.
7. **Other Factors:** All properties zoned “D” Downtown District require adherence to the standards of the Downtown Design Guide. The Downtown Design Guide is intended to provide guidance for creating a livable and sustainable Downtown. The Downtown Design Guide is intended to be a means of balancing the traditional qualities of the downtown with the demands of contemporary use. It includes both standards (requirements) and guidelines (suggestions).

This property is designated in the RIO-7A district and is requesting to have a Downtown zoning designation. Any proposed new construction or exterior alterations associated with the proposal will require approval from the Office of Historic Preservation. Approval of a site plan or renderings submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Office of Historic Preservation for this project.