



City of San Antonio

Agenda Memorandum

Agenda Date: February 20, 2024

In Control: Zoning Commission Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

ZONING CASE Z-2023-10700368 S

SUMMARY:

Current Zoning: "R-4 S H HE RIO-4 AHOD" Residential Single-Family King William Historic Overlay Historic Exceptional River Improvement Overlay 4 Airport Hazard Overlay District with a Specific Use Authorization for a Museum

Requested Zoning: "R-4 S IDZ H HE RIO-4 AHOD" Residential Single-Family Infill Development Zone Overlay King William Historic Overlay Historic Exceptional River Improvement Overlay 4 Airport Hazard Overlay District with a Specific Use Authorization for a Museum with a Major Site Plan Amendment

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 20, 2024

Case Manager: Samantha Benavides, Zoning Planner

Property Owner: National Trust for Historic Preservation in the US c/o Jane Lewis

Applicant: Work5hop c/o Jay Louden

Representative: Work5hop c/o Jay Louden

Location: 401 King William

Legal Description: Lot 1, Lot 2, and Lot 3, NCB 745

Total Acreage: 1.158 acres

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: King William

Applicable Agencies: Office of Historical Preservation, World Heritage Organization, Parks and Recreation

Property Details

Property History: The subject property was part of the original 36 square miles of the City of San Antonio and was originally zoned “E” Office District. The subject property was rezoned by Ordinance 25076, dated May 29, 1957 from “E” Office District to “D” Apartment District. The subject property was rezoned by Ordinance 74924, dated December 9, 1991 from “D” Apartment District to “R-2” Two-Family Residence District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001, the property was converted from “R-2” Two-Family Residence District to “RM-4” Residential Mixed District. The subject property was rezoned by Ordinance 2008-0515-0414, dated May 25, 2008 from “RM-4” Residential Mixed District to “R-4 S” Residential Single-Family District with a Specific Use Authorization for a Museum.

Code & Permitting Details:

REQ-BPPR-23-42800137 – SP – Special Project – Villa Finale Visitor’s Center – PPR
No code information for the subject property.

Topography: A small portion of the rear property is in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RM-4

Current Land Uses: Residential Mixed District

Direction: East

Current Base Zoning: RM-4

Current Land Uses: Residential Mixed District

Direction: South

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family District

Direction: West

Current Base Zoning: MF-33

Current Land Uses: Multi-Family District

Overlay District Information:

The King William Historic District is an overlay district which was adopted in 1968. This district does not regulate use of the property but does 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.

The "RIO-4" 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:

The Infill Development Zone (IDZ) District provides flexible standards for developments. IDZ may be approved as either a base zoning district or an overlay zoning district. Typically, IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

Transportation

Thoroughfare: King William

Existing Character: Local

Proposed Changes: None

Thoroughfare: East Sheridan

Existing Character: Local

Proposed Changes: None

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

Routes Served: 46, 246

Traffic Impact: The traffic generated by the proposed development does not exceed the threshold requirements. Development generates less than seventy-six (76) PHT Sec. 35-502. A TIA Report is Not Required.

Parking Information: "IDZ" as an overlay district waives the minimum parking requirement.

ISSUE:

None

ALTERNATIVES:

Current Zoning: "R-4 S" Residential Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

The "S" Specific Use Authorization allows a Museum.

Proposed Zoning: “R-4 S IDZ” Residential Single-Family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

The “S” Specific Use Authorization is to maintain the existing Museum but the rezoning is for a Major Site Plan Amendment to add a building and an “IDZ” Infill Development Zone Overlay to waive the parking requirements.

FISCAL IMPACT:

N/A

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Subject property is located with the Downtown Regional Center and within ½ a mile from the Rockport Subdivision 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 Downtown Area Regional Center Plan, adopted in 2019, and is currently designated as "Urban Low Density Residential" in the future land use component of the plan. The requested "R-4" 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. The surrounding zoning consists of “RM-4” Residential Mixed District, “R-4” Residential Single-Family Residential District, and “MF-33” Multi-Family District.
3. **Suitability as Presently Zoned:** The existing "R-4 S" Residential Single-Family District with a Specific Use Authorization for a Museum is an appropriate zoning for the property and the surrounding area. The proposed "R-4 S IDZ" Residential Single-Family Infill Development Zone District Overlay with a Specific Use Authorization for a Museum is also suitable and proposes a Major Site Plan Amendment to add a new building for an office and visitor center for the existing museum. The subject area will keep the "R-4 S" base zoning, The “S” Specific Use Authorization maintains the Museum use, the proposed "IDZ" overlay will waive the requirement for onsite parking, and the overall request facilitates the Major Site Plan Amendment.
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 Downtown Area Regional Center Plan:
 - Objective 1: Preserve and enhance downtown's authenticity.
 - Objective 2: Embrace lifelong learning and celebrate the arts and cultural diversity.
 - Objective 3: Leverage and enhance downtown's reputation as a destination for hospitality and tourism
6. **Size of Tract:** The subject property is 1.158 acres, which can reasonably accommodate the existing development and proposed new building.
7. **Other Factors:** The applicant intends to rezone to "R-4 S IDZ" to add a new office/visitor center and to waive onsite parking requirements due to the development of an additional building on the property.

The applicant has submitted a site plan in accordance with the requirements of the code.

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 may, under the right set of circumstances and conditions be acceptable in certain specific locations.

Per Section 35-423 (g) Amendments. An amendment is a request for any enlargement, expansion, increase in intensity, relocation, or modification of any condition of a previously approved and currently valid specific use authorization.

This request constitutes a major amendment due to the addition of a 1,893 square foot 2-story building and change in impervious cover.