



City of San Antonio

Legislation Details (With Text)

File #: 18-3042

Type: Zoning Case

In control: City Council A Session

On agenda: 8/2/2018

Title: ZONING CASE # Z2018137 (Council District 3): Ordinance amending the Zoning District Boundary from "C-2 CD MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Plumbing Company, "C-2 MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay, and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District to "IDZ MC-1 AHOD" Infill Development Zone Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District, and "IDZ AHOD" Infill Development Zone Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District on Lot 50, Lot 51, and Lot 52 save and except the west triangular 15 feet, Block 4, NCB 3000 and Lot 16, Block 3, NCB 6514, located at 1507 Roosevelt Avenue and 1515 Roosevelt Avenue. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2018-08-02-0577

Date	Ver.	Action By	Action	Result
8/2/2018	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2018137

SUMMARY:

Current Zoning: "C-2 CD MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with a Conditional Use for a Plumbing Company, "C-2 MC-1 AHOD" Commercial Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay, and "RM-4 AHOD" Residential Mixed Airport Hazard Overlay District

Requested Zoning: "IDZ MC-1 AHOD" Infill Development Zone Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District, and "IDZ AHOD" Infill Development Zone Overlay Airport Hazard Overlay District with uses permitted in "MF-40" Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 3, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Kroshel Properties, LLC

Applicant: Roger Canales

Representative: Roger Canales

Location: 1507 Roosevelt Avenue and 1515 Roosevelt Avenue

Legal Description: Lot 50, Lot 51, and Lot 52 save and except the west triangular 15 feet, Block 4, NCB 3000 and Lot 16, Block 3, NCB 6514

Total Acreage: 1.4648

Notices Mailed

Owners of Property within 200 feet: 62

Registered Neighborhood Associations within 200 feet: Roosevelt Park Neighborhood Association

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

Property Details

Property History: The subject property is a part of the original 36 square miles of the City of San Antonio and was zoned "F" Local Retail District and "B" Residence District. A 1985 Case, Ordinance 61454, rezoned the property to "B-2 SUP" Business District with a Specific Use Permit for a Plumbing Company and "R-2" Two Family Residence District. Upon the adoption of the Unified Development Code the previous zoning districts converted to the current "C-2 CD" Commercial District with Conditional Use for a Plumbing Company, and "RM-4" Residential Mixed 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: R-4, R-6, C-2

Current Land Uses: Single Family Residences, Duplex, Restaurant

Direction: East

Current Base Zoning: R-6, C-2 CD, C-2

Current Land Uses: Single Family Residences, Motel, Vacant Commercial Building, Vacant Lots

Direction: South

Current Base Zoning: R-4, C-2 CD

Current Land Uses: Single Family Residences, Duplex, Auto Repairs, Retail Shops

Direction: West

Current Base Zoning: R-4, R-6, R-20

Current Land Uses: Single Family Residences, Vacant Lots, Triplex

Overlay and Special District Information: 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.

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.

Transportation

Thoroughfare: Roosevelt Avenue

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Palo Blanco

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 34 is one block south of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

Parking Information: The "IDZ" Infill Development Zone District waives off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. Single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero-lot line dwelling, accessory dwelling, with a minimum lot size of 4,000 square feet and a minimum lot width of 15 feet, public and private schools would be allowed in the "RM-4" District.

"C-2" Commercial districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station,

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Downtown Regional Center and ½ a mile within the Rockport Subdivision Metro Premium Plus route.

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval.

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

1. Consistency:

The property is located within the South Central Community Plan, and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “IDZ” Infill Development Zone base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The “IDZ” zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the “IDZ” district includes design criteria intended to create infill development that is proportional to surrounding development. The applicant proposes to develop the property for multi-family uses, which will not drastically alter the character of the neighborhood.

3. Suitability as Presently Zoned:

The current “RM-4” and “C-2” base zoning districts are appropriate for the subject property’s location; however, this is a good opportunity to offer diverse housing options for the neighborhood while revitalizing the area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The property is within the South Central Community Plan and within one-half mile of rapid transit corridor proposed by VIA’s Vision 2040 Plan. The South Central Community Plan classifies the site as “Mixed Use” which it describes as a providing a concentrated blend of residential, retail, professional services, office, and other uses either within the same building or site, or within an area.

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

GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

GCF Goal 6: Growth and city form support community health and wellness.

GCF P1: Incentivize the development of housing and employment uses in the city’s priority growth areas.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

GCF A11: Develop transit supportive land use designations and zoning and apply it to VIAs priority high capacity transit stations and stops, both existing and proposed.

- H 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.
- H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical, and recreational amenities.
- H Goal 5: High-density housing choices are available within the city’s 13 regional centers and along its arterial and transit corridors.
- H Goal 6: Infill development and revitalized neighborhoods provide a range of housing choices near the city center.
- H P30: Ensure infill development is compatible with existing neighborhoods.

The proposed zoning change is consistent with the SA Tomorrow Comprehensive Plan and South Central Community Plan. Affordable housing within near - downtown neighborhoods and near transit routes, as well as near amenities such as the San Antonio River, creates new opportunity for workers to live near where they work and seek recreation, contributing to the overall livability and viability of the area. It is recommended that the applicant incorporate low impact development practices into the site planning of the project and should be mindful of the design standards required within the Roosevelt Metropolitan Corridor. Additionally, as the IDZ zoning relieves the applicant of minimum parking requirements, it is recommended that they consider a further reduction in the number of parking spaces proposed given the sites access to overall bikeability and walkability.

6. Size of Tract:

The subject property totals 1.4648 acres in size, which reasonably accommodates the uses permitted in “IDZ” Infill Development Zone District.

7. Other Factors:

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 meets the Master Plan’s Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.
- 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 4a, because it preserves and revitalizes housing and promotes targeted infill housing in neighborhoods, particularly older

neighborhoods located inside Loop 410

The World Heritage Office was informed of the rezoning request and noted that they were aware of the request and had no comments.