



City of San Antonio

Legislation Details (With Text)

File #: 18-1021

Type: Zoning Case

In control: Zoning Commission

On agenda: 12/19/2017

Title: ZONING CASE # Z2018032 (Council District 5): A request for a change in zoning from "MF-33 AHOD" Multi-Family Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 13 and Lot 14, Block 4, NCB 2438, located at 806 South Brazos and 1214 El Paso. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2018032

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 19, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Florinda Botello

Applicant: Stephen J. Kramer Architecture

Representative: Michelle Hanson

Location: 806 South Brazos and 1214 El Paso

Legal Description: Lot 13 and Lot 14, Block 4, NCB 2438

Total Acreage: 0.353 Acres

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Avenida Guadalupe Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property is within the original 36 square miles of the City and was zoned "C" Apartment District. The property was rezoned to "R-3" Multiple Family Residence District on April 30, 1992 (Ordinance 75720). The zoning then converted to the current "MF-33" General Industrial District upon adoption of the 2001 Unified Development Code.

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: "MF-33"

Current Land Uses: Bakery, Vacant Lot

Direction: South

Current Base Zoning: "MF-33"

Current Land Uses: Vacant Lot, Residential

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Vacant Lot, Convenience Store, Residential

Direction: West

Current Base Zoning: "C-2 and "C-3""

Current Land Uses: Café, Parking, Cultural Arts Center

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.

Transportation

Thoroughfare: El Paso Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: South Brazos Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: Via route #66, #68, and 268 are located within walking distance from the subject property.

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

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

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The current “MF-33” Multi-Family District allows for multi-family dwelling, single-family dwelling (detached, attached or townhouse), two-family dwelling, three-family dwelling, four-family dwelling, row-house or zero lot

line dwelling, with a maximum density of 18 units per acre, assisted living home, skilled nursing facility, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property does not fall within a regional center or 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 property is located within the Guadalupe Westside Community Plan, and is currently designated as “Low Density Mixed Use” in the future land use component of the plan. The requested uses in a “C-2” 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 as it will provide infill to an otherwise vacant building.

3. Suitability as Presently Zoned:

The current “MF-33” base zoning district is appropriate for the surrounding uses, but it does not reflect the uses previously known to occupy the existing building.

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 rezoning request does not appear to conflict with land use goals and strategies of the Guadalupe Westside Neighborhood Plan to encourage the rehabilitation of buildings and encourage the development of vacant and substandard parcels.

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 request meets 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; meets the Master Plan's Policy for Neighborhoods - Policy 1d, because it promotes conversion or adaptive reuse of vacant or underutilized commercial buildings to provide affordable infill housing; and meets 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 is 0.353 acres which reasonably accommodates uses in the requested "C-2" base zoning districts.

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 or 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 is seeking IDZ to revitalize a vacant building and underutilized lot.