



City of San Antonio

Legislation Details (With Text)

File #: 17-1028

Type: Zoning Case

In control: City Council A Session

On agenda: 1/19/2017

Title: ZONING CASE # Z2017017 (Council District 1 and 5): A request for a change in zoning to apply the River Improvement Overlay-7 (RIO-7) Districts RIO-7 A, RIO-7 B, RIO-7 C, RIO-7 D, RIO-7 E to existing "R-3 IDZ" Residential Single-Family Infill Development Overlay District; "R-4" Residential Single-Family District; "R-6" Residential Single-Family District; "R-6 CD" Residential Single-Family with a Conditional Use for a duplex; "R-6 CD" Residential Single-Family with a Conditional Use for a triplex; "R-6 CD" Residential Single-Family with a Conditional Use for a convent; "R-6 CD" Residential Single-Family with a Conditional Use for a catering shop; "RM-4" Residential Mixed District; "MF-18" Multi-Family District; "MF-25 IDZ" Multi-Family Infill Development Overlay District; "MF-33 IDZ" Multi-Family Infill Development Overlay District; "D" Downtown District; "O-1.5" Mid-Rise Office District; "C-1" Light Commercial District; "C-1 IDZ" Light Commercial Infill Development Overlay District; "C-2" Commercial District; "C-2 IDZ" Commercial Infill Development Overlay District; "C-2 CD" Commercial District with a Conditional Use for a Veterinary Clinic-Small Animals (Outside Runs, Pens, and Paddocks Permitted); "C-2 CD" Commercial District with a Conditional Use for a Nightclub; "C-3" General Commercial District; "C-3 NA" General Commercial Nonalcoholic Sales District; "IDZ" Infill Development Zone District with uses permitted in "C-2 NR" Commercial Noise Restricted District and a Bar with no outside sound amplification; "IDZ" Infill Development Zone District with uses permitted in "MF-33" Multi-Family District and "C-2" Commercial District; "IDZ" Infill Development Zone District with uses permitted in "MF-50" Multi-Family District and "C-3" General Commercial District; "IDZ" Infill Development Zone District with uses permitted in "MF-65" Multi-Family District, "C-2" Commercial District, and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club; "IDZ" Infill Development Zone District with uses permitted in "O-1" Office District, "C-2" Commercial District and "MF-33" Multi-Family District; "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District and "MF-40" Multi-Family District; "IDZ" Infill Development Zone District with uses permitted in "C-1" Light Commercial District and "MF-25" Multi-Family District; "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District and "MF-50 CD" Multi-Family District with a Conditional Use for Multi-Family Dwellings not exceeding 55 units per acre; "I-1" General Industrial District; "I-1 S" General Industrial District with a Specific Use Authorization for Candle Manufacturing; "I-2" Heavy Industrial District; and "I-2 IDZ" Heavy Industrial Infill Development Overlay District on 325 acres of land within close proximity to the San Pedro Creek generally bounded by Interstate Highway 35 to the north, Interstate Highway 10 and Interstate Highway 35 to the west, Rail Road tracks to the south (located south of West Lachapelle Street), and properties generally following South Flores Street to the east. The existing "AHOD" Airport Hazard Overlay District, "H" Historic District, "HE" Historic Exceptional District, "HS" Historic Significance remain unchanged for all RIO-7 areas. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. RIO-7 Standards Ordinance, 3. Z2017017 Minutes

Date	Ver.	Action By	Action	Result
1/19/2017	1	City Council A Session	Motion to Cont/Post	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1 and 5

SUBJECT:

Zoning Case Z2017017

SUMMARY:

Current Zoning: Multiple zoning districts

Requested Zoning: Application of River Improvement Overlay-7 (RIO-7) District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 20, 2016

Case Manager: John Osten, Sr. Planner

Property Owner: Multiple

Applicant: City of San Antonio

Representative: City of San Antonio

Location: Multiple addresses generally located in close proximity to San Pedro Creek, Interstate Highway to the north, Interstate Highway 10 and Interstate Highway 35 to the west, Railroad Tracks to the south, and properties generally along South Flores Street to the east.

Legal Description: Multiple.

Total Acreage: 325

Notices Mailed

Owners of Property within 200 feet: 119

Registered Neighborhood Associations within 200 feet: Collin Gardens Neighborhood Association, Downtown Residents Association, Five Points Neighborhood Association, King William Association, Lone Star Neighborhood Association

Applicable Agencies: Office of Historic Preservation, San Antonio River Authority

Property Details

Property History: The property was annexed by the City of San Antonio in 1905 as part of the initial 36 square mile of the city.

Topography: The property does not include any abnormal physical features.

Adjacent Base Zoning and Land Uses

Since this is a large area rezoning, there are multiple properties with various uses.

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.

Multiple properties are designated "H" Historic, "HE" Historic Exceptional, and "HS" Historic Significant. River Improvement Overlay-7 (RIO-7) District will be added as an overlay district. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines. A building permit review is performed by the Office of Historic Preservation.

Transportation

Thoroughfare: There are multiple thoroughfares, collectors and local streets in the area

Existing Character: Various

Proposed Changes: None known

Public Transit: There are multiple bus lines in the area since downtown is considered one of the major transportation hubs in the city.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: On-site parking is not required in "D" Downtown District and "IDZ" Infill Development Zone District.

ISSUE:
None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:
None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval. Zoning Commission recommends Approval. (9-0)

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

1. Consistency:

The subject property is located within the Downtown Neighborhood Plan and Lone Star Community Plan. Proposed River Improvement Overlay-7 (RIO-7) District does not affect the current base zoning districts.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The application of the overlay district will add design standards to provide for more appropriate development adjacent to San Pedro Creek.

3. Suitability as Presently Zoned:

There is no change to the base zoning districts with the application of the overlay district.

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 proposed request is consistent with the Comprehensive Plan's Historic Preservation and Cultural Heritage policies.

6. Size of Tract:

The subject area is 325 acres in size.

7. Other Factors:

None.