



City of San Antonio

Legislation Details (With Text)

File #: 16-5770

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/15/2016

Title: ZONING CASE # Z2016282 (Council District 1): A request for a change in zoning from "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar and/or Tavern without Cover Charge 3 or more days per week and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses in "O-2" High-Rise Office District, "C-2" Commercial District, "MF-40" Multi-Family District and a Bar on 3.127 acres out of NCB 969 and NCB 970, located at 1801 Broadway Avenue. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016282 Location Map, 2. Z2016282 Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016282

SUMMARY:

Current Zoning: "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar and/or Tavern without Cover Charge 3 or more days per week and "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District

Requested Zoning: "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "O-2" High-Rise Office District, "C-2" Commercial District "MF-40" Multi-Family District, and a Bar

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 15, 2016

Case Manager: Erica Greene, Planner

Property Owner: Broadway SA Investors GP, LLC

Applicant: Broadway SA Investors GP, LLC

Representative: Frank Burney

Location: 1801 Broadway Avenue

Legal Description: 3.127 acres out of NCB 969 and NCB 970

Total Acreage: 3.127

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Government Hill Alliance Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The property is located within the City Limits as they were recognized in 1938, and was originally zoned "K" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. A 2014 case, Ordinance #2013-12-05-0882 zoned the subject property as "IDZ" Infill Development 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: I-1

Current Land Uses: Restaurant

Direction: West

Current Base Zoning: IDZ

Current Land Uses: Parking Lot

Direction: South

Current Base Zoning: I-1

Current Land Uses: Pearl Parkway

Direction: East

Current Base Zoning: IDZ

Current Land Uses: Broadway Apartments

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.

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. 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.

Transportation

Thoroughfare: Broadway Street

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Avenue B

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route #9 is within walking distance 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 zoning designation.

FISCAL IMPACT:

None.

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 Tobin Hill Neighborhood Plan, and is currently designated as Mixed Use in the future land use component of the plan. The requested "IDZ" Infill Development 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 requested development of the subject property will promote development on an under-utilized parcel within the Pearl Brewery District.

3. Suitability as Presently Zoned:

The current and proposed "IDZ" base zoning districts are appropriate for the subject property's location.

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 Tobin Hill Neighborhood Plan that encourages mixed use development where appropriate.

6. Size of Tract:

The subject property totals 3.127 acres in size, which should reasonably accommodate the uses proposed.

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.