



# City of San Antonio

## Legislation Details (With Text)

**File #:** 13-1238

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 1/16/2014

**Title:** ZONING CASE # Z2014036 S (District 1): An Ordinance amending the Zoning District Boundary from "FBZ T4-1 HS AHOD" Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District to "FBZ T4-1 S HS AHOD" Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District with a Specific Use Authorization for a Primary Use Parking Lot on 0.2 of an acre out of Lots 4 and 5, Block 20, NCB 822 located at 610 Camden Street. Staff and Zoning Commission recommend approval with conditions.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2014-036 S, 2. Z2014036 S, 3. Z2014036 S\_Site Plan, 4. Draft Ordinance, 5. Ordinance 2014-01-16-0027

Date	Ver.	Action By	Action	Result
1/16/2014	1	City Council A Session		

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 1

**SUBJECT:**

Zoning Case Z2014036 S

**SUMMARY:**

**Current Zoning:** "FBZ T4-1 HS AHOD" Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District

**Requested Zoning:** "FBZ T4-1 S HS AHOD" Historic Significant Form Base Zone Transect Zone 4-1 Airport Hazard Overlay District with a Specific Use Authorization for a Primary Use Parking Lot

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 3, 2013

**Case Manager:** Pedro Vega, Planner

**Property Owner:** Alicia A. Bond

**Applicant:** KLove Engineering, LLC (Kevin Love)

**Representative:** KLove Engineering, LLC (Kevin Love)

**Location:** 610 Camden Street

**Legal Description:** 0.2 of an acre out of Lots 4 and 5, Block 20, NCB 822

**Total Acreage:** 0.2

### **Notices Mailed**

**Owners of Property within 200 feet:** 23

**Neighborhood Associations:** Downtown Residents Association

**Planning Team Members:** Downtown Neighborhood Plan (67)

**Applicable Agencies:** Office of Historic Preservation

### **Property Details**

**Property History:** The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned “F” Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “C-2” Commercial District. In a 2010 City-initiated large-area case, the subject property was rezoned to “FBZ T4-1 HS” Historic Significant Form Base Zone Transect Zone 4-1 District. The subject property is not currently developed. The property is not platted in its current configuration.

During the BSB hearing on January 1, 2013, the board voted to demolish the structure at 610 Camden Street. A two story residential demolition permit was issued on April 8, 2013.

**Topography:** The property does not include any abnormal physical features such as significant slope or inclusion in a flood plain.

### **Adjacent Zoning and Land Uses**

**Direction:** Southwest and West

**Current Base Zoning:** “FBZ T5-1”

**Current Land Uses:** Medical Clinics, Parking and Duplexes

**Direction:** North, Northeast and Southeast

**Current Base Zoning:** “FBZ T4-1”

**Current Land Uses:** Medical Offices, Single-Family Dwelling and Parking Lots

**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.

A number of surrounding properties carry the “HS” Historic Significant landmark designation, signifying the historic architectural character or cultural significance of the structure or location. Historic Landmark designations do not affect the possible uses of the property, but do regulate the exterior aesthetic of the structure.

### **Transportation**

**Thoroughfare:** Camden Street

**Existing Character:** Arterial Type C; 1 lane in each direction with sidewalks

**Proposed Changes:** None known

**Thoroughfare:** McCullough Avenue

**Existing Character:** Secondary Arterial Type B; 2 lanes in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** The closest VIA bus line is the number 5 which operates along McCullough Avenue, southwest of the subject site.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Primary Use Parking Lot - Minimum Parking Requirement: None. Maximum Parking Requirement: None

As shown on the Specific Use Authorization site plan, the applicant proposes approximately seventeen (17) parking spaces on the subject site that are meant to serve the Medical Office located at 607 Camden Street.

#### **RECOMMENDATION:**

Staff and Zoning Commission (8-0) recommend approval with conditions.

**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 is currently designated as Mixed Use in the future land use component of the plan. The Mixed Use land use provides for multiple uses in the same development, generally including residential, office, retail and commercial uses.

The River North District Master Plan was adopted as an update to the Downtown Neighborhood Plan on March 19, 2009. The future land use designation for the entirety of the River North area is Mixed Use. The requested base zoning district is consistent with the adopted land use designation.

#### **2. Adverse Impacts on Neighboring Lands:**

Staff finds no likely adverse impact on the surrounding neighborhood related to the zoning change request. The proposed Specific Use Authorization will allow development of a parking lot meant to serve the employees of the adjacent medical office, which has insufficient on-site parking resulting in overflows into the surrounding neighborhood.

The proposed Specific Use Authorization would provide additional secure off-street parking facilities, diminishing the likelihood of employees parking on the street and in the adjacent neighborhood.

Lack of adequate parking can result in motorists parking in adjacent neighborhoods or business areas. This in turn can affect the perceived livability of the neighborhood and reduce the ability of business to accommodate customers. Circulation to find parking can increase which adds unnecessary vehicle trips on the surrounding street network, increasing the length of time and distance a vehicle is operated.

#### **3. Suitability as Presently Zoned:**

The existing zoning is appropriate for the area, and the rezoning request will not change the base zoning district. New residential construction may be unlikely due to the properties proximity to office and commercial uses.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request. Since the current use of the property is vacant, there will be no loss of housing stock in this neighborhood.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective. The zoning request and proposed use is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

**6. Size of Tract:**

The subject sites are 0.2 of an acre in size, which will accommodate the proposed noncommercial parking lot (see site plan).

**7. Other Factors:**

The Form Base Zone Transect Zone 4-1 district does not permit a Primary Use Parking Lot by-right; rather such use may be authorized through the issuance of a Specific Use Authorization by City Council. Specific Use Authorizations are meant to allow those uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.

Should the Specific Use Authorization be approved, staff recommends the following conditions:

1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses;
2. The parking lot shall be provided with a gate or other sufficient barrier against vehicle entry during the hours the facility served is closed;
3. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.