



City of San Antonio

Legislation Details (With Text)

File #: 16-2911

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/3/2016

Title: ZONING CASE # Z2016116 (Council District 1): A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District and "C-1" Light Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Office/Warehouse on Lots 1 and 2, NCB 754 located at 1202 North Flores Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016116_SP, 2. Z2016-116 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016116

SUMMARY:

Current Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District and "C-1" Light Commercial District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 3, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Fuentes Properties & Ventures, LLC

Applicant: Rachel Fuentes

Representative: Rachel Fuentes

Location: 1202 North Flores

Legal Description: Lots 1 and 2, NCB 754

Total Acreage: 0.2096

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Five Points Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. In 2003 the subject property was rezoned to "IDZ" Infill Development Zone with uses permitted in "R-4" and "C-1". The subject property was platted as established in 1938 original city limits. It was developed in 1969 with approximately 15,608 square foot storage warehouse structure

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: IDZ, C-2, IDZ, R-4

Current Land Uses: Single-Family Residence, Grocery Store, Parking Lot

Direction: East

Current Base Zoning: R-4

Current Land Uses: Parking Lot, Vacant, Single-Family Residence

Direction: South, West

Current Base Zoning: R-4, IDZ

Current Land Uses: Duplex, Parking, Commercial Structure Vacant, Vacant, Single-Family Residence

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: North Flores

Existing Character: Secondary Arterial, Type B; two lanes each direction with sidewalks on both side.

Proposed Changes: None known

Thoroughfare: West Poplar, Warren Street

Existing Character: Local, Type A; one lane each direction with sidewalks both sides.

Proposed Changes: None known

Thoroughfare: Sam Houston

Existing Character: Local, Type A; one lane each direction

Proposed Changes: None known

Public Transit: There are more than several VIA route near the subject property. VIA route 2, 82, 88, 202, 282, and 288 at the intersection of North Flores and Warren Street near the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development Zone waives the requirement.

Parking Information: "IDZ" Infill Development Zone waives minimum parking requirements.

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

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 Five Points Neighborhood Plan and is currently designated as Low Density Mixed Use in the future land use component of the plan. The proposed "IDZ" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring land in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing "IDZ" base zoning district is suitable as presently zoned.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.2096 of an acre in size with an existing development and limited space for parking.

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, lot sizes, and setbacks.