



City of San Antonio

Legislation Details (With Text)

File #: 18-4245

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/17/2018

Title: ZONING CASE # Z2018242 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District" to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) Live/Work Units on Lot 1, Block 8, NCB 3903, located at 1609 South Flores Street. 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 Z2018242

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for two (2) Live/Work Units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 17, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Agua Verde Enterprises, Inc.

Applicant: Michael A. Perez

Representative: Michael A. Perez

Location: 2609 South Flores Street

Legal Description: Lot 1, Block 8, NCB 3903

Total Acreage: 0.1352

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The property was a part of the original 36-square miles of San Antonio and was zoned "J" Commercial District. The "J" converted to the current "I-1" General Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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: "I-1"

Current Land Uses: Vacant Commercial Building, Apartments, Vacant Lot

Direction: East

Current Base Zoning: "IDZ", "I-1"

Current Land Uses: Bar, Commercial Businesses

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Vacant Commercial Buildings

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

Overlay and Special District Information:

"AHOD"

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: South Flores Street

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: West Baylor Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 43, 44 and 243 are within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report 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 designations of “I-1” General Industrial District which currently accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center or within ½ of a mile of 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 subject property is located within the Lone Star Community Plan and is currently designated as “Low Density Mixed Use” in the future land use component of the plan. The requested “IDZ” 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.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial District is not an appropriate base zoning for the property and surrounding area. The area includes a mix of base zonings to include the requested “IDZ” base zoning. The current industrial base zoning along South Flores Street does not have an adequate buffer to the single-family residential to the west of the property.

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 property is located within the Lone Star Community Plan. The plan encourages adaptive re-use of the City's industrial heritage for arts, entertainment, and creative living space. The future land use designation of "Low Density Mixed Use" encourages low intensity residential and commercial uses integrated into one structure, or found on the same lot or block. The requested rezoning to allow for two live/work units is in agreement with the numerous goals and strategies of the Lone Star Community Plan.

Relevant Goals and Guiding Principles of the Lone Star Community Plan:

- LU-5: Relax development code requirements that prevent or significantly increase the cost of improving and reusing existing commercial buildings along the major corridors and redeveloping vacant and underutilized parcels; provide fee waivers and utilize TIRZ funds to offset the costs of returning these properties to productive use.
- LU-6: Establish policies that provide for a range of housing types that are affordable to people at most income levels.
- Strategy LU-6.1: Rezone to provide for a range of housing types including single-family detached, townhouses, senior housing, live/ work units, and apartments.
- LU-1.1: Eliminate existing zoning that allows industrial uses that do not meet the performance criteria in Table LU-1.1.
- LU-1.2 Encourage the relocation of industrial uses that do not meet the performance criteria in Table LU-1.1.

6. Size of Tract:

The subject property is 0.1352 of an acre, which could accommodate the proposed live/work development.

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 of 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 requested "IDZ" base zoning is supported by the following criteria:

- 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 applicant's request meets the Master Plan's Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.
- The applicant's request the Master Plan's Policy for Urban Design - Policy 4b, because it incentivizes property to encourage development in underutilized urban areas.

- The applicant's request 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.