



City of San Antonio

Legislation Details (With Text)

File #: 17-1488

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/7/2017

Title: ZONING CASE # Z2017048 (Council District 1): A request for a change in zoning from "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot 1, Block 7, NCB 734, located at 1200 South Presa 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: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017048

SUMMARY:

Current Zoning: "C-2 NCD-1 AHOD" Commercial South Presa/South St. Mary's Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South St. Mary's Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 7, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: 1200 S Presa St LLC

Applicant: William J Lambert

Representative: William J Lambert

Location: 1200 South Presa Street

Legal Description: Lot 1, Block 7, NCB 734

Total Acreage: 0.1594

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association

Applicable Agencies: Department of Planning and Community Development

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and zoned "J" Commercial District. A 1991 case (Ordinance 74924) zoned the subject property as "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial Sales 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: RM-4

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: C-2

Current Land Uses: Gas Station

Direction: South

Current Base Zoning: C-2 and IDZ

Current Land Uses: Office Building, Dental Office, Vacant Lot

Direction: East

Current Base Zoning: C-1

Current Land Uses: 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

The South Presa/South St. Mary's Neighborhood Conservation District (NCD-1) is an overlay zoning district that contains design guidelines for rehabilitation of existing residential and commercial development. Property owners, together with the Department of Planning and Community Development staff, develop the design guidelines. These guidelines can address building materials, height, size, massing, signage, sidewalk location, etc. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: South Presa Street

Existing Character: Secondary Arterial.

Proposed Changes: None Known.

Thoroughfare: Riddle Street

Existing Character: Local Road.

Proposed Changes: None Known.

Thoroughfare: Vance Street

Existing Character: Local Road.

Proposed Changes: None Known.

Public Transit: VIA route 36 is within walking distance from 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 base zoning district.

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 Lavaca Neighborhood Plan, and is currently designated as Mixed Use in the future land use component of the plan. The requested “IDZ” Infill Development Zone 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. “IDZ” provides the opportunity to develop unique projects that service the neighborhood.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location; however, “IDZ” aims to create community environment that is enhanced by a mix of residential and commercial and can help make

development on a small lot more practical.

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 subject property is located within the Lavaca Neighborhood Plan, which designates the site as Mixed Use future land use. Additionally, the site is located within the South Presa/South Saint Mary's Streets Neighborhood Conservation District.

The Lavaca Neighborhood Plan expresses a desire for small business development through redevelopment of neighborhood commercial establishments and utilization of vacant buildings with South Presa Street specifically being identified as an area of focus. Furthermore, the neighborhood plan explicitly states that intense uses, such as automotive repair are not desired in the mixed use category. The subject property is currently occupied by an automotive repair shop and a design studio, workshop, and gallery. The requested rezoning is to allow the redevelopment of the automotive repair shop for retail and gallery use.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

GCF P12: Develop programs to encourage and incentivize adaptive reuse.

The request is consistent with guiding principles of the Comprehensive Plan and with the goals and objectives of the Lavaca Neighborhood Plan. This area is typical of the Urban Centers described by the Comprehensive Plan as compact, walkable, mixed-use destinations outside of the regional centers. The proposed reuse of an automotive repair shop as a neighborhood commercial establishment will avoid vacancy and eliminate an incompatible land use.

6. Size of Tract:

The subject property totals 0.1594 acres in size, which should reasonably accommodate the uses permitted in "IDZ" Infill Development Zone District.

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.