



City of San Antonio

Agenda Memorandum

File Number: 14-1568

Agenda Item Number: Z-4.

Agenda Date: 8/7/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:

Zoning Case Z2014059

SUMMARY:

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-2 IDZ AHOD" Commercial Infill Development Zone Airport Hazard Overlay District on 0.18 of an acre and "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Zone Airport Hazard Overlay District on 0.32 of an acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 15, 2014

Case Manager: Ernest Brown, Planner

Property Owner: ADM Investment, Co. (by Alfredo Flores, Jr., Partner), Alfredo L. Flores Jr., Maria Teresa Flores and Diana Flores Boffa

Applicant: Salah Diab

Representative: Salah Diab

Location: Portions of 811 and 815 South Flores Street and of 118 and 120 Guadalupe Street

Legal Description: 0.5 of an acre out of Lots A7 and 11, NCB 989

Total Acreage: 0.5

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: King William Association

Planning Team: Lone Star Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned “L” First Manufacturing District. In a 1991 City-initiated large-area case, the subject property was rezoned to “I-1” Light Industry District and “B-3NA” Non-Alcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “I-1” General Industrial District and “C-3NA” General Commercial Nonalcoholic Sales District. The property is not platted in its current configuration. The subject property was developed in multiple phases between 1937 and 1950, with a 2,225-square foot retail structure, a detached carport and a 3,185 square foot storage warehouse.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3NA”, “I-1”, “C-3”

Current Land Uses: Transmission Company, Child Daycare, Offices

Direction: East

Current Base Zoning: “C-1”

Current Land Uses: San Antonio Housing Authority Offices

Direction: South

Current Base Zoning: “MF-33”

Current Land Uses: Lofts

Direction: West

Current Base Zoning: “I-1”, “C-3NA”

Current Land Uses: Automotive, Vacant Commercial Structures

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: Guadalupe Street

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

Proposed Changes: None known

Thoroughfare: Flores Street

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 43, 44, 51, 54, 62, 243, and 251, which operate along S. Flores with a bus stop immediately near the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development Zone (IDZ) is waived from TIA requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by the type use and building size. The rezoning application refers to a proposed restaurant and apartment uses.

Restaurant: Minimum of 1 parking space per 100 square feet of Gross Floor Area (GFA); Maximum of 1 space per 40 square feet of GFA.

Dwellings Multi-Family: Minimum of 1.5 spaces per unit; Maximum of 2 spaces per unit.

“IDZ” Infill Development Zone is exempt from vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning.

FISCAL IMPACT:

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

RECOMMENDATION:

Staff and Zoning Commission (7-0) recommend 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 Lone Star Community Plan and is currently designated as High Density Mixed Use in the future land use component of the plan. The requested “MF-25” and “C-2” base zoning districts, and the requested “IDZ” overlay district are all consistent with the adopted land use designation. The proposed uses are consistent with the surrounding pattern of development and adaptive re-use of former industrial warehouses.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property. The “I-1” district is meant to accommodate manufacturing and industrial uses. The surrounding area is transitioning away from previous industrial uses to a mixed use corridor with retail and multi-family uses.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on the public health, safety or welfare in relation to this zoning change request.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 0.5 of an acre in size, which should reasonably accommodate the proposed uses with the flexibility provided by the “IDZ” district. The size of the subject property will serve to limit the scale of any future development.

7. Other Factors:

None.