



City of San Antonio

Legislation Details (With Text)

File #: 13-862

Type: Zoning Case

In control: City Council A Session

On agenda: 11/7/2013

Title: ZONING CASE # Z2013199 HL (District 3): An Ordinance amending the Zoning District Boundary from "IDZ MC-2 AHOD" Infill Development Zone South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District to "HL IDZ MC-2 AHOD" Historic Landmark Infill Development Zone South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District on Lot C6 and the south irregular 66.98 feet of the north 189.66 feet of the east irregular 242 feet of Lot A6, Block 3, NCB 2978 located at 3203 South Presa Street. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2013-199, 2. Z2013199 HL_HDRC COA&SOS, 3. Z2013199 HL_CCR, 4. Draft Ordinance, 5. Ordinance 2013-11-07-0770

| Date | Ver. | Action By | Action | Result |
|-----------|------|------------------------|--------|--------|
| 11/7/2013 | 1 | City Council A Session | | |

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case: Z2013199 HL

SUMMARY:

Current Zoning: "IDZ MC-2 AHOD" Infill Development Zone South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District

Requested Zoning: "HL IDZ MC-2 AHOD" Historic Landmark Infill Development Zone South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 1, 2013

Case Manager: Ernest Brown, Planner

Property Owner: City of San Antonio

Applicant: City of San Antonio Office of Historic Preservation Office

Representative: City of San Antonio Office of Historic Preservation Office

Location: 3203 South Presa Street

Legal Description: Lot C6 and the south irregular 66.98 feet of the north 189.66 feet of the east irregular 242 feet of Lot A6, Block 3, NCB 2978

Total Acreage: 0.184

Notices Mailed

Owners of Property within 200 feet: 24

Neighborhood Associations: Roosevelt Park Neighborhood Association

Planning Team Members: 15 - South Central San Antonio Community Plan

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned “J” Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “I-1” General Industrial District. In a 2011 City-initiated large-area case, the property was rezoned to “IDZ MC-2 AHOD” Infill Development Zone South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in “C-2” Commercial District and “RM-4” Residential Mixed District. The property was developed in 1920 with the construction of a firehouse identified as Firehouse #13. The property is not platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: All

Current Base Zoning: “IDZ”

Current Land Uses: Restaurants, Parking Lot, Retail Center, Gas Station, Liquor Store, Tire Shop, Residences, and a Machine Shop

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Apartments

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 “MC-2” South Presa Metropolitan Corridor provides site and building design standards for properties located along the two corridors. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A Certificate of Compliance review is performed by the Department of Planning and Community Development.

Transportation

Thoroughfare: Steves Avenue and South Presa Street

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 36 and 242, which operate along South Presa Street. There is a stop at the northwest intersection of South Presa Street and Steves Avenue.

Traffic Impact: The Infill Development Zoning District (IDZ) is exempt from the Traffic Impact Analysis (TIA) requirements per the Unified Development Code (UDC) Section 35-502 (b)(1).

Parking Information: The UDC does not include parking requirements for public/emergency service uses such as fire stations. "IDZ" waives all off-street vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

Should the City Council deny this request, the base zoning district would remain in place and the historic designation would not be applied.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0) 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 South Central San Antonio Community Plan and is currently designated as Mixed Use in the future land use component of the plan. Requests for Historic Landmark designations do not change either the existing base zoning district or uses permitted by-right; therefore, a finding of consistency is not required. However, the "IDZ" 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 lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing "IDZ MC-2 AHOD" district with uses permitted in "C-2" and "RM-4" zoning district is consistent with the adopted land use plan and is appropriate for possible future uses of the subject property.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on the public health, safety or welfare of the surrounding community.

5. Public Policy:

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

6. Size of Tract:

The size of the subject property is not an issue for the consideration of historic landmark designation.

7. Other Factors:

On May 15, 2013, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The seven criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.