



City of San Antonio

Legislation Details (With Text)

File #: 14-617

Type: Zoning Case

In control: City Council A Session

On agenda: 4/3/2014

Title: ZONING CASE # Z2014092 (District 5): An Ordinance amending the Zoning District Boundary from "I-1 HS AHOD" Historic Significant General Industrial Airport Hazard Overlay District to "IDZ HS AHOD" Historic Significant Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-33" Multi-Family District on the north 54 feet of Lot A1 and the north 54 feet of the west 25 feet of Lot A2, NCB 2569 located at 1502 South Flores Street. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Z2014092, 3. Draft Ordinance, 4. Ordinance 2014-04-03-0215

Date	Ver.	Action By	Action	Result
4/3/2014	1	City Council A Session	adopted	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Zoning Case Z2014092

SUMMARY:

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

Requested Zoning: "IDZ HS AHOD" Historic Significant Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "MF-33" Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 4, 2014

Case Manager: Osniel Leon, Planner

Property Owner: Wong Grocery Company, LLC (by Brent F. Widen, President and by James B. Taylor, Owner, Mapco Inc., Managing Member)

Applicant: Brent F. Widen

Representative: Brent F. Widen

Location: 1502 South Flores Street

Legal Description: The north 54 feet of Lot A1 and the north 54 feet of the west 25 feet of Lot A2, NCB 2569

Total Acreage: 0.1736

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association; Collins Garden is located within 200 feet.

Planning Team: Lone Star Community Plan

Applicable Agencies: City of San Antonio Office of Historic Preservation

Property Details

Property History: The subject property is located within the City Limits as they were 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 the current “I-1” General Industrial District. According to the Bexar County Appraisal District, the subject site is currently developed with a commercial structure measuring 8,000 square feet built in 1940.

Topography: The subject property is relatively flat and has no physical characteristics that are likely to affect the use or development.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1”, “I-2”, “I-1 HS”

Current Land Uses: Tire shop, vacant, retail store, parking lot, offices

Direction: West

Current Base Zoning: “I-1 HS”, “I-1”

Current Land Uses: Retail store, restaurant

Direction: South and East

Current Base Zoning: “IDZ HS”, “IDZ”, “R-6”, “R-4”, “NC IDZ”

Current Land Uses: Offices, alcohol distillery, parking lot, single-family residences

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: South Flores Street

Existing Character: Secondary Arterial Type B; 2 lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: East Cevallos Street

Existing Character: Local Street; 1 lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: The number 43, 44, 51, 54 and 243 VIA bus lines operate along South Flores Street.

Traffic Impact: A Traffic Impact Analysis is waived. “IDZ” zoning is exempt from TIA requirements.

Parking Information: The “IDZ” Infill Development Zone District eliminates off-street parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the request will result in the subject property retaining the current industrial zoning; restricting future land uses to those permissible in “I-1” zoning district.

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 (9-0) recommend 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 “High Density Mixed Use” in the future land use plan. This classification provides for a concentrated blend of residential, retail, professional services, office, entertainment, leisure and other related uses at urban densities integrated into one structure or found on the same lot or block. The base zoning request is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts related to the zoning request. The “IDZ” Infill Development District with uses permitted in the “C-2” Commercial District and “MF-33” Multi-Family District is consistent with the established pattern of uses surrounding the subject property.

3. Suitability as Presently Zoned:

The “I-1” district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. “I-1” must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

The current “I-1” district is not appropriate for the area. The requested "IDZ" district with uses permitted in “C-2” and “MF-33” will be consistent with the current uses along South Flores Street.

4. Health, Safety and Welfare:

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request.

5. Public Policy:

The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.

The request does not appear to conflict with any established public policy objective. The requested base zoning district is consistent with the adopted land use plan.

6. Size of Tract:

The subject property is 0.1736 acres and appears to be of sufficient size to accommodate the proposed request with the flexibility offered by the “IDZ” district.

7. Other Factors:

None.