



City of San Antonio

Legislation Details (With Text)

File #: 16-1167
Type: Zoning Case
In control: Zoning Commission
On agenda: 1/19/2016
Title: ZONING CASE # Z2016047 (Council District 1): A request for a change in zoning district from "C-2 NCD-1 AHOD" Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "C-3 NCD-1 AHOD" General Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "RM-4 NCD-1 AHOD" Residential Mixed South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District on East 86.5 feet of Lots 1, 2, and 3 Block 2, NCB 3097 and Lot 1 and the north 49 feet of Lot 4, NCB 2979 located at 1603 South Presa Street and 1613 South Presa Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-047 Location Map, 2. Z2016047_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 Z2016047

SUMMARY:

Current Zoning: "C-2 NCD-1 AHOD" Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "C-3 NCD-1 AHOD" General Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District and "RM-4 NCD-1 AHOD" Residential Mixed South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Street Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "MF-25" Low Density Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 19, 2016

Case Manager: Ernest Brown, Planner

Property Owner: S Presa Development, LLC, by Darryl Gamble, Manager

Applicant: BIG RED DOG (Marissa Morales)

Representative: Randon McKee P.E.

Location: 1603 South Presa Street and 1613 South Presa Street

Legal Description: East 86.5 feet of Lots 1, 2, and 3 Block 2, NCB 3097 and Lot 1 and the north 49 feet of Lot 4, NCB 2979

Total Acreage: 0.47

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: Lavaca Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned “D” Apartment District and “L” First Manufacturing District. In 1991 Lots 1, and 4, NCB 2979 was rezoned to “B-2” Business District and “R-2A” Three and Four Family Residence District. Lots 1, 2, and 3, Block 2, NCB 3097 was rezoned to “B-3” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-2” Commercial District, “RM-4” Mixed Use Residential District and “C-3” General Commercial. The subject properties were platted as established in the original 36 square mile city of San Antonio plat. In 1924 Lot 1 and 4, NCB 2979 was developed with 3,109 square feet of multiple residential structures. In 1950 Lot 1, 2 and 3 Block 2, NCB 3097 was developed with 1,503 square feet of Bar.

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: C-2, RM-4

Current Land Uses: Vacant, Single-Family Residence, Church

Direction: East

Current Base Zoning: C-2, RM-4

Current Land Uses: Church, Single-Family Residence

Direction: South

Current Base Zoning: RM-4, C-3

Current Land Uses: Single-Family, Vacant

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 Saint Mary's Street 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

Existing Character: Secondary Arterial, Type B; one lane each direction with sidewalks both sides.

Proposed Changes: None known

Thoroughfare: Lotus Street, Jacobs Street

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

Proposed Changes: None known.

Public Transit: The nearest transit routes to the subject property are route 36 that operates along South Presa Street.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

Parking Information: The "IDZ" Infill Development Zone District is exempt from 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 designation.

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 subject property is located within the Lavaca Neighborhood Plan and is currently designated as Mixed Use land use in the future land use component of the plan. The requested "IDZ" base zoning district for uses permitted for "MF-25" Low Density Multi-Family 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 base zoning district of “C-2” and “C-3” is not consistent with future designation of the Lavaca Neighborhood Plan. The existing base zoning of “RM-4” is consistent with the future designation of the Lavaca Neighborhood Plan.

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 request does not appear to conflict with any public policy objective. The proposed development will redirect the Commercial and General Commercial towards the Mixed Use land uses as encouraged by the Lavaca Neighborhood Plan.

6. Size of Tract:

The subject property measures 0.47 of an acre tract and is sufficient to accommodate the proposed development and IDZ development requirements.

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.