



City of San Antonio

Legislation Details (With Text)

File #: 16-1605
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/16/2016
Title: ZONING CASE # Z2016082 (Council District 1): A request for a change in zoning from "C-2 NCD-1 AHOD" Commercial South Presa/South Saint Mary's Street Neighborhood Conservation Overlay Airport Hazard Overlay District to "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Street Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted for three (3) Residential Single-Family units on 0.208 acres of land out of NCB 2962 located at 1123 South Presa. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016082 Location Map, 2. Site Plan Z2016082

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2016082

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

Requested Zoning: "IDZ NCD-1 AHOD" Infill Development Zone South Presa/South Saint Mary's Street Neighborhood Conservation Overlay Airport Hazard Overlay District with uses permitted for three (3) Residential Single-Family units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 16, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Eleven 23 Presa, LCC

Applicant: Eleven 23 Presa, LCC

Representative: Michael A. Perez

Location: 1123 South Presa Street

Legal Description: 0.208 acres out of NCB 2962

Total Acreage: 0.208

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: King William Neighborhood Association and Lavaca Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-2” Commercial District. Finally, on November 14, 2002 (Ordinance # 96732), designated the “NCD-1” South Presa/South Saint Mary's Street Neighborhood Conservation Overlay District to the property.

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: East

Current Base Zoning: C-1NCD-1, C-2NCD-1

Current Land Uses: Single-Family Homes, Gas Station, Laundromat, and Professional Office

Direction: North

Current Base Zoning: RM-5 IDZ, C-2NCD-1, C-2HSNCD-1

Current Land Uses: Single-Family Dwellings, Offices and Grocery Store

Direction: West

Current Base Zoning: C-2 NCD-1, C-3N H, C-2CDH, C-2H

Current Land Uses: Multi-Family, Vacant Lot, Restaurant, Parking Lot, and Thrift Store

Direction: South

Current Base Zoning: C-2 NCD-1, and C-2 HS NCD-1

Current Land Uses: Professional Office and Fire Station

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.

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.

The 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: Presa Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: The VIA number 242 and 36 bus line operates along South Presa Street and Vance Street.

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 eliminates 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 in the land use component of the plan. The requested “IDZ” base zoning 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. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “C-2” base zoning district is appropriate for the surrounding area as well as the proposed IDZ with uses permitted as three (3) Residential Single-Family units. However, due to the size of the subject property and the required development standards the lot is undevelopable. The requested “IDZ” base zoning district will allow extra flexibility for the site in order to be developed as three (3) Residential Single-Family units.

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.

6. Size of Tract:

The 0.208 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

This Property is subject to Neighborhood Design Guidelines for the “NCD-1” South Presa/ South Saint Mary’s Street Neighborhood Conservation Overlay District.