



City of San Antonio

Legislation Details (With Text)

File #: 16-3408
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/7/2016
Title: (Continued from 05/17/16) ZONING CASE # Z2016145 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 NA AHOD" General Commercial Non-Alcoholic Sales Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar on Lots 1, 2, 3, 11, 12, 13, 14, 15, 16, 17, & E. 75 ft of 9 & 10, Block C, NCB 2563, located at 1302 S. Flores Street and 1811 S. Alamo Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-145 Map, 2. Z2016145_SP

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2016145

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Bar

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 7, 2016. This case is continued from the May 17, 2016 hearing.

Case Manager: Ernest Brown, Planner

Property Owner: 1811 South Alamo, LP

Applicant: Urban Capital Strategies Jose Nino

Representative: Jose Nino

Location: 1302 S. Flores Street & 1811 S. Alamo Street

Legal Description: Lots 1, 2, 3, 11, 12, 13, 14, 15, 16, 17, & E. 75 ft of 9 & 10, Block C, NCB 2563

Total Acreage: 0.7748

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: King William 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 "J" Commercial District. In 1991 the subject property was rezoned to "B-3NA" Business Nonalcoholic Sales District, and "I-1" Light Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3 NA" General Commercial Nonalcoholic Sales District and "I-1" General Industrial District. The subject property was platted in its current configuration as established in the Original 36 Squares Mile of the City of San Antonio City Limits. The subject property was developed in 1940 with a retail and storage warehouse in an approximately 4,280 square foot building and in 1950 with an Office and Light Manufacturing in a 13, 287 square foot building.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3NA, RM-4HS, C-1, RM-4

Current Land Uses: Lofts, Single-Family Residence

Direction: East

Current Base Zoning: RM-4HS, RM-4, C-2HS

Current Land Uses: Single-Family Residences, Commercial Structure

Direction: South

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

Current Land Uses: Salvation Army

Direction: West

Current Base Zoning: C-3NA, IDZ

Current Land Uses: Development Service, Vacant Building

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.

Transportation

Thoroughfare: South Flores

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

Proposed Changes: None known

Thoroughfare: South Alamo

Existing Character: Secondary Arterial, Type A; two lanes both directions with a center turn lane and sidewalks both sides.

Proposed Changes: None known

Thoroughfare: Daniel Street, Sweet, Nathan Street

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

Proposed Changes: None known

Public Transit: The nearest VIA bus route to the subject property is the 43, 44, and Trolley Blue route which operates along South Flores.

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

Parking Information: “IDZ” Infill Development Zone waives minimum 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 Lone Star Community Plan and is currently designated as Low Density Mixed Use in the future land use component of the plan. The proposed “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 land in relation to this zoning change request.

3. Suitability as Presently Zoned:

Due to the transitional changes of the land uses within the area, the existing “C-3NA” and “I-2” base zoning

districts are not appropriate for the subject property.

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. Low Density Mixed Use includes a mix of low intensity residential and commercial uses integrated into one structure or found n the same lot or block.

6. Size of Tract:

The subject property is 0..774 of an acre in size, which is sufficient for the proposed development.

7. Other Factors:

None.