



City of San Antonio

Legislation Details (With Text)

File #: 16-3356
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/7/2016
Title: ZONING CASE # Z2016168 (Council District 1): A request for a change in zoning from "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Overlay Zone Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for six (6) single-family residential units on 0.32 acres out of NCB 989, located at 118 Guadalupe Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-168_Location Map, 2. Z2016168_Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2016168

SUMMARY:
Current Zoning: "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Overlay Zone Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District for six (6) single-family residential units.

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 7, 2016. This case has been expedited to the June 16, 2016 City Council meeting.

Case Manager: Mary Moralez-Gonzales, Planner

Property Owner: 118 Guadalupe LLC (Peter Greenblum)

Applicant: Salah Diab, P. E.

Representative: Salah Diab, P. E.

Location: 118 Guadalupe Street

Legal Description: 0.32 acres out of NCB 989

Total Acreage: 0.32

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: King William Association

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "L" First Manufacturing District. In a 1991 City-initiated large-area case, the subject property was rezoned to "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The property is not platted in its current configuration.

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: North

Current Base Zoning: C-3NA, I-1, C-3

Current Land Uses: Transmission Company, Child Daycare, Offices

Direction: South

Current Base Zoning: MF-33

Current Land Uses: Lofts

Direction: East

Current Base Zoning: C-1

Current Land Uses: San Antonio Housing Authority Offices

Direction: West

Current Base Zoning: I-1, C-3NA

Current Land Uses: Automotive, Vacant Commercial Structures

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: Guadalupe Street

Existing Character: Local Type A

Proposed Changes: None known

Thoroughfare: Flores Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 43, 44, 51, 54, 62, 243, and 251, which operate along South Flores Street with a bus stop immediately near the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. Infill Development Zone (IDZ) is waived from TIA requirements.

Parking Information:

“IDZ” Infill Development Zone is exempt from vehicle parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the current 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 property is located within the Lone Star Community Plan and is currently designated as High Density Mixed Use in the future land use component of the plan. The requested “IDZ” base 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 zoning is appropriate for the subject property. The surrounding area is transitioning away from previous industrial uses to a mixed use corridor with retail and residential uses.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on the public health, safety or welfare in relation to this zoning change request.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The proposed request meets the Lone Star Community Plan in land use goal of utilizing building design principles which include attractive and functional streetscapes, inviting public spaces, creative design and material selection, sustainable development

techniques, and a mix of uses into new development and redevelopment projects.

6. Size of Tract:

The subject property measures 0.32 of an acre in size, which should reasonably accommodate the proposed uses with the flexibility provided by the “IDZ” district.

7. Other Factors:

"IDZ"

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 current zoning with “IDZ” as an overlay requires single family development to be developed according to “R-4” standards, including lot size and frontage of each lot on a public street. The applicant needs “IDZ” as a base district in order to subdivide the lots smaller than 4,000 square feet and front on an access easement.