



City of San Antonio

Legislation Details (With Text)

File #: 16-3535
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/21/2016
Title: ZONING CASE # Z2016165 (Council District 1): A request for a change in zoning from "C-3 H HS AHOD" General Commercial King William Historic Historic Significant Airport Hazard Overlay District to "C-3 H HS IDZ AHOD" General Commercial King William Historic Historic Significant Infill Development Overlay Airport Hazard Overlay District on 0.1117 acres out of NCB 744 and "C-3 NR H HS IDZ AHOD" General Commercial Noise Restrictive King William Historic Historic Significant Infill Development Overlay Airport Hazard Overlay District on 0.094 acres out of NCB 744, located at 1009 S. Alamo Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-165

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2016165

SUMMARY:
Current Zoning: "C-3 H HS AHOD" General Commercial King William Historic Historic Significant Airport Hazard Overlay District

Requested Zoning: "C-3 H HS IDZ AHOD" General Commercial King William Historic Historic Significant Infill Development Overlay Airport Hazard Overlay District on 0.1117 acres out of NCB 744 and "C-3 NR H HS IDZ AHOD" General Commercial Noise Restrictive King William Historic Historic Significant Infill Development Overlay Airport Hazard Overlay District on 0.094 acres out of NCB 744.

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 21, 2016

Case Manager: Ernest Brown, Planner

Property Owner: 1009 S. Alamo LLC, Frederick Schlather

Applicant: 1009 S. Alamo LLC, Frederick Schlather

Representative: Trey Jacobson

Location: 1009 S. Alamo Street

Legal Description: 0.2057 acres out of NCB 744

Total Acreage: 0.2057

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: King William Neighborhood Association

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned Historic "J" Historic Commercial District. In 1991 the subject property was rezoned to Historic "B-3" Historic Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3 H" Commercial Historic District. The subject property was developed in 1925 with a retail and storage warehouse structure approximately 2,045 square feet.

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-3, C-2, MF-33, RM-4

Current Land Uses: Office, Coffee Shop, Restaurant, duplex, Condos

Direction: East

Current Base Zoning: C-3, C-2

Current Land Uses: Office, Restaurant

Direction: South, West

Current Base Zoning: C-3, NC, RM-4

Current Land Uses: Office, Single-Family Residential, Parking, Single-Family Residential

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 surrounding properties are located in the King William Historic District, which was adopted in 1968. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

This subject property carries 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. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being

Transportation

Thoroughfare: Alamo Street

Existing Character: Arterial, Type B;

Proposed Changes: None known

Thoroughfare: Madison Street, Beauregard Street

Existing Character: Local, Type A

Proposed Changes: None known

Public Transit: The nearest VIA bus line to the subject property is the 11, 51, 54, 251 and 305 which operate along South Alamo.

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 Downtown Neighborhood Plan and is currently designated as Low Rise Mixed Use in the future land use component of the plan. The proposed use is consistent with the Downtown Neighborhood Plan.

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 “C-3” base zoning district is suitable as presently zoned but does limit the size of development due to parking requirements.

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 provide improvements and enhance character, ambiance of mixed use with connection to downtown by transit and pedestrian walk ability in accordance to the goals and objectives of the Downtown Neighborhood plan.

6. Size of Tract:

The subject property measures 0.205 of an acre tract and accommodates the existing development with limited parking.

7. Other Factors:

The “NR” Noise Restricted Overlay District does not allow the use of outdoor speakers or outdoor live entertainment, which will mitigate the impact on surrounding properties.