



City of San Antonio

Legislation Details (With Text)

File #: 16-3993

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/19/2016

Title: (Continued from 07/05/16) ZONING CASE # Z2016175 (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family (Townhomes) Uses not to exceed 33 units per acre on Lot 14, Block 16, NCB 367, located at 303 West Cypress Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016175 Site Plan, 2. Z2016-175 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2016175

SUMMARY:
Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family (Townhomes) Uses not to exceed 33 units per acre

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 19, 2016. Continued from the July 5, 2016 Zoning Commission hearing.

Case Manager: Shepard Beamon, Planner

Property Owner: K/T TX Holdings, LLC

Applicant: K/T TX Holdings, LLC

Representative: John Cooley

Location: 303 West Cypress Street

Legal Description: Lot 14, Block 16, NCB 367

Total Acreage: 0.43

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: The Tobin Hill Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was a part of the original City of San Antonio city limits and was originally zoned "F" Local Retail District. The subject property was then rezoned from "F" to "B-1" Business District on December 14, 1995 as part of a large area rezoning (Ordinance 83331). Upon adoption of the 2001 Unified Development Code, the previous "B-1" base zoning district converted to "C-1" Light Commercial District.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-1

Current Land Uses: Medical Nursing Center

Direction: East

Current Base Zoning: C-2, C-1

Current Land Uses: Career Prep Center, Parking Lot, Office Building

Direction: South

Current Base Zoning: C-2NA, C-1, MF-33, O-1 IDZ

Current Land Uses: Medical Office (Vacant), Ronald McDonald House, Apartments, Office Building

Direction: West

Current Base Zoning: C-1

Current Land Uses: Medical Nursing Center, Parking Lot

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: West Cypress Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Lewis Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA bus route 289 is located in front of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. “IDZ” Infill Development Zone is exempt 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 present “C-1” 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 Tobin Hill Neighborhood Plan and is currently designated as Mixed Use land use in the future land use component of the plan. The requested “IDZ” zoning is permitted under the current 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 as many of the neighboring properties have the same, or similar, zoning designations and uses.

3. Suitability as Presently Zoned:

The existing commercial zoning district is appropriate for the subject property and is compatible with the existing land use. However, the property currently sits vacant and the requested “IDZ” is a suitable zoning that will allow for the proposed residential development.

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 zoning request fulfills the goals and strategies of the Tobin Hill Neighborhood Plan, by improving the quality, appearance, and variety of existing and new housing for all ages while increasing home ownership and investment in the area.

6. Size of Tract:

The subject property measures 0.43 acres tract is sufficient to accommodate the proposed multi-family development and parking 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.