



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-4685  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 9/6/2016  
**Title:** ZONING CASE # Z2016212 (Council District 5): A request for a change in zoning from "I-1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District, "IDZ AHOD" Infill Development Zone Airport Overlay District with uses permitted in "MF-50" Multi-Family District and "C-2" Commercial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Uses Permitted in "MF-65", "C-2", and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a Carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club; and to remove the Historic Significant designation on 4.901 acres out of NCB 2563 and NCB 2567, located at 1334 South Flores Street and 205-223 East Cevallos Street. Staff recommends Denial with Alternate Recommendation.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016212 Site Plan, 2. Z2016212 HDR\_OHP Report, 3. Z2016212 Location Map

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

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2016212

**SUMMARY:**

**Current Zoning:** "I-1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District, "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-50" Multi-Family District and "C-2" Commercial District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Uses Permitted in "MF-65", "C-2", and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a Carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club; and to remove the Historic Significant designation

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 6, 2016

**Case Manager:** Erica Greene, Planner

**Property Owner:** Schuepbach Properties, LLC

**Applicant:** Schuepbach Properties, LLC

**Representative:** Brown & Ortiz

**Location:** 1334 South Flores Street and 205-223 East Cevallos Street

**Legal Description:** 4.931 acres of land out of NCB 2563 and NCB 2567

**Total Acreage:** 4.931

**Notices Mailed**

**Owners of Property within 200 feet:** 35

**Registered Neighborhood Associations within 200 feet:** Lonestar 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. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District. The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. A 2016 case, Ordinance 2016-08-04-0560 zoned the subject property "IDZ" Infill Development Airport Hazard Overlay District

**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:** I2 and I1

**Current Land Uses:** Salvation Army

**Direction:** West

**Current Base Zoning:** I2, IDZ

**Current Land Uses:** City of San Antonio Offices, South End Lofts

**Direction:** South

**Current Base Zoning:** I2, NC IDZ, C2P

**Current Land Uses:** Office Buildings

**Direction:** East

**Current Base Zoning:** IDZ, I2

**Current Land Uses:** Vacant Land, Warehouse 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.

A number of surrounding properties carry 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 issued.

### **Transportation**

**Thoroughfare:** South Flores Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** East Cevallos Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus routes are #43, 44, 51, and 54 within walking distance of the subject property.

**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 waives off-street vehicle parking requirements.

### **ISSUE:**

None.

### **ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "I-1 HS AHOD" General Industrial Historic Significant Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District.

### **FISCAL IMPACT:**

None.

### **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial with an alternate recommendation of Approval of "IDZ" Infill Development Zone and to keep the Historic Significant designation.

**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" Infill Development base zoning district is consistent with the future land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current "I-1" and "I-2" base zoning districts are appropriate for the subject property's location. The requested zoning district of "IDZ" is also appropriate for the subject property's location without the historic significance designation.

**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 rezoning request does not appear to conflict with land use goals and strategies of the Lone Star Community Plan that support redeveloping vacant and underutilized parcels and a mix of uses into new development and redevelopment projects. The rezoning will make the subject property more compatible with existing development. However, the removal of the Historic Significance Overlay District will diminish the cultural value and integrity of the property.

**6. Size of Tract:**

The subject property totals 4.901 acres in size, which should reasonably accommodate the uses permitted in "IDZ" Infill Development Zone District with Uses Permitted in "MF-65", "C-2", and a bar and/or tavern, a microbrewery, an extended stay hotel or motel, fitness center with outdoor uses permitted, a bowling alley, convenience store with a Carwash, a party house, reception hall, meeting facility, office warehouse (with flex space), a billiard/pool hall (alcohol included), and a social club.

**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.

The Historic Design Review Commission and Office of Historic Preservation recommend the denial of the removal of the "HS". The report is attached.

The applicant submitted a revised zoning request to keep the Historic Significant designation and will amend at the Zoning Commission hearing. Staff recommends approval of the amendment.