



City of San Antonio

Legislation Details (With Text)

File #: 17-2921
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/2/2017
Title: ZONING CASE # Z2017137 (Council District 1): A request for a change in zoning from "I-1 HL AHOD" General Industrial Historic Landmark Airport Hazard Overlay District to "IDZ HL AHOD" Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar/Tavern and Party House/Reception Hall/Meeting Facility on Lots 13 and 14, Block 25, NCB 2085, located at 1602 and 1612 N. Zarzamora Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2017137

SUMMARY:
Current Zoning: "I-1 HL AHOD" General Industrial Historic Landmark Airport Hazard Overlay District

Requested Zoning: "IDZ HL AHOD" Infill Development Zone Historic Landmark Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar/Tavern and Party House/Reception Hall/Meeting Facility

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 2, 2017. This case has been expedited to City Council on May 4, 2017.

Case Manager: Kayla Leal, Planner

Property Owner: Esperanza Peace and Justice Center

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 1602 and 1612 North Zarzamora Street

Legal Description: Lots 13 and 14, Block 25, NCB 2085

Total Acreage: 0.4109

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Office of Historic Preservation, Department of Planning and Community Development

Property Details

Property History: The subject property was originally zoned “J” Commercial District based on the 1938 zoning districts. Upon the adoption of the 2001 Unified Development Code, “J” base zoning district was converted to “I-1” General Industrial District.

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: I-1

Current Land Uses: Gas station

Direction: East

Current Base Zoning: I-1, MF-33

Current Land Uses: General Industrial, Duplexes, and Single-Family Residence

Direction: South

Current Base Zoning: I-1

Current Land Uses: Vacant Building, Auto Repair Shop, Auto Sales

Direction: West

Current Base Zoning: C-3, C-2, and I-1

Current Land Uses: Foodmart, Walgreens, Vacant lots, Single-Family Residences

Overlay and Special District Information:

Historic District and Landmarks, or “H” designation, conveys areas in which the cultural or archaeological identity, architectural features, or overall character are considered historically significant.

Additionally, 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: Culebra Road

Existing Character: Primary Arterial Type A

Proposed Changes: None

Thoroughfare: North Zarzamora Street
Existing Character: Secondary Arterial Type B
Proposed Changes: None

Public Transit: There two (2) bus stops within walking distance the subject property. One of them is bus stop #49646 along Bus Route 520. The other is bus stop #49539 along Bus Routes 82 and 88.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. “IDZ” is exempt from TIA requirements.

Parking Information: Infill Development Zone “IDZ” waives off-street 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 not located within any neighborhood, community, or sector future land use plans, therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “I-1” base zoning district is not appropriate for the surrounding area. The property is adjacent to commercial and residential land uses.

4. Health, Safety and Welfare:

Staff had not found any indication of likely adverse effects on the public health, safety, or welfare. The building on the property is currently vacant, and this zoning change will lead to the renovation and occupancy of this building which will not create any adverse effects.

5. Public Policy:

The request does not appear to conflict with any public policy objectives because it is consistent with the development pattern of the surrounding area.

6. Size of Tract:

The 0.4109 acre site is of sufficient size to accommodate the proposed development. The building already exists on the site and the project is looking to renovate and revitalize the historic building.

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 of 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.