



City of San Antonio

Legislation Details (With Text)

File #: 17-3207

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/16/2017

Title: (Continued from 05/02/17) ZONING CASE # Z2017131 (Council District 3): A request for a change in zoning from "I-1 RIO-5 MC-1 AHOD" General Industrial River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ RIO-5 MC-1 AHOD" Infill Development Zone River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern with or without cover charge 3 or more days per week and Multi-Family uses not to exceed 55 units per acre on 5.381 acres out of NCB 7456, located at 2450 Roosevelt Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17042)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2017131 Location Map, 2. Z2017131_Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2017131

(Associated Plan Amendment PA 17042)

SUMMARY:

Current Zoning: "I-1 RIO-5 MC-1 AHOD" General Industrial River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District

Requested Zoning: "IDZ RIO-5 MC-1 AHOD" Infill Development Zone River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern with or without cover charge 3 or more days per week and Multi-Family uses not to exceed 55 units per acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 16, 2017. This case was continued from the May 2, 2017 Zoning Commission hearing.

Case Manager: Mary Morales-Gonzales, Senior Planner

Property Owner: Lifshutz Companies, LP (James Lifshutz)

Applicant: James Lifshutz

Representative: Big Red Dog Engineering | Consulting (Taylor Allen)

Location: 2450 Roosevelt Avenue

Legal Description: 5.381 acres out of NCB 7456

Total Acreage: 5.381

Notices Mailed

Owners of Property within 200 feet: 10

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 is located within the city limits as they were recognized in 1938. A 1954 zoning case originally zoned the property "L" First Manufacturing District. In a 1985 City-initiated case, the subject property was zoned to "I-1" Light Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1

Current Land Uses: Parking Lot, Warehouse

Direction: East

Current Base Zoning: I-1

Current Land Uses: Warehouse

Direction: South

Current Base Zoning: I-1, C-2

Current Land Uses: Commercial Uses

Direction: West

Current Base Zoning: MHP, MF-33

Current Land Uses: Mobile Home Park, Vacant Land

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.

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio

River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

The “MC-1” Roosevelt Avenue Metropolitan Corridor Overlay provides site and building design standards for properties located along Roosevelt Avenue between St. Mary’s Street and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Roosevelt Avenue

Existing Character: Primary Arterial B

Proposed Changes: None

Public Transit: VIA bus route #42 stops at the corner of Roosevelt Ave and Riverside Drive.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. “IDZ” Infill Development Zone District zoning is exempt from TIA requirements.

Parking Information: The “IDZ” Infill Development Zone District waives off-street vehicle 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, pending Plan Amendment.

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 South Central San Antonio Community Plan, and is currently designated as “Business Park” in the future land use component of the plan. The applicant is requesting a plan amendment to change the land use designation to “Mixed Use.” Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant proposes an infill development project that will provide additional housing stock and commercial opportunities to the local area.

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is not appropriate for the subject property. The property is located within the World Heritage Buffer Area which seeks to transition vacant industrial uses to mixed use developments which will enhance the unique character of the area. The requested zoning change is suitable for the property.

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 the land use goals and strategies of the South Central San Antonio Community Plan and the World Heritage Buffer Area Goals of transitioning vacant industrial properties to mixed use developments. The rezoning request will allow the applicant to rehab the existing building located on the property with additional new construction to provide a mix of multi-family and commercial uses.

If the rezoning is approved, the applicant will go through The Historic and Design Review Commission (HDRC) for approval of the project and will have to meet the River Improvement Overlay and Roosevelt Metropolitan Corridor design guidelines.

The rezoning request complies with the SA Tomorrow Comprehensive Plan; Housing Goal, Policy 22: Redevelop vacant and underutilized properties on transit corridors into stand alone or mixed-use higher-density housing.

6. Size of Tract:

The subject property measures 5.381 acre which will reasonably accommodate the uses proposed by this rezoning request.

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.