



City of San Antonio

Legislation Details (With Text)

File #: 17-4012

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/18/2017

Title: ZONING CASE # Z2017159 (Council District 1): A request for a change in zoning from "C-3NA HS RIO-7D AHOD" General Commercial Nonalcoholic Sales Historic Significant River Improvement Overlay Airport Hazard Overlay District to "IDZ HS RIO-7D AHOD" Infill Development Zone Historic Significant River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District on Lots 3 thru 7, Block A, NCB 2556, located at 1108 South Flores Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017159

SUMMARY:

Current Zoning: "C-3NA HS RIO-7D AHOD" General Commercial Nonalcoholic Sales Historic Significant River Improvement Overlay Airport Hazard Overlay District

Requested Zoning: "IDZ HS RIO-7D AHOD" Infill Development Zone Historic Significant River Improvement Overlay Airport Hazard Overlay District with uses permitted in "MF-18" Limited Density Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2017. This case was postponed from the June 20, 2017 hearing.

Case Manager: Erica Greene, Planner

Property Owner: Tobin Equity Real Estate, LLC

Applicant: Tobin Equity Real Estate, LLC

Representative: Patrick Christensen

Location: 1108 South Flores Street

Legal Description: Lots 3-7, Block A, NCB 2556

Total Acreage: 0.2961

Notices Mailed

Owners of Property within 200 feet: 59

Registered Neighborhood Associations within 200 feet: King William Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was part of the original 36 square miles of the City and was previously zoned “J” Commercial District. A 1991 case zoned the subject property as “B-3NA” Business Non-Alcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-3NA” General Commercial Nonalcoholic Sales 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: IDZ

Current Land Uses: Condos

Direction: West

Current Base Zoning: C-3

Current Land Uses: Parking Lot, Vacant Building

Direction: South

Current Base Zoning: C-1, IDZ

Current Land Uses: Florence Lofts

Direction: East

Current Base Zoning: RM-4

Current Land Uses: Single-Family Residences

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 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 issued

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.

Transportation

Thoroughfare: South Flores Street

Existing Character: Major Arterial

Proposed Changes: None

Thoroughfare: Daniel Street

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Camp Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: VIA bus route #11 is 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 zoning district.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

This subject property is located with the Downtown Regional Center. The subject property is not within a half mile of a Premium Transit Corridor.

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 property is located within the Lonestar Community Plan, and is currently designated as "Low Density Mixed Use" in the future land use component of the plan. The requested "IDZ" Infill Development Zone 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. The suggested use of the subject property is compatible with the surrounding areas that consist of commercial uses and multi-family housing.

3. Suitability as Presently Zoned:

The current “C-3NA” base zoning district is not consistent with the future land use plan. The requested zoning district of “IDZ” for multi-family housing is more appropriate for the subject property’s location. The properties that are located around the subject property include several multi-family housing which follow the current pattern for development of that area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning request is conducive to the surrounding area of commercial and residential properties.

5. Public Policy:

The rezoning request does not appear to conflict with land use goals and strategies of the Lonestar Community Plan objectives to attract and retain office, retail, and service uses through zoning and development incentives and rezone to provide for a range of housing types including single-family detached, townhouses, senior housing, live work units, and apartments.

6. Size of Tract:

The subject property totals 0.2961 acres in size, which should reasonably accommodate the uses permitted in “IDZ” Infill Development Zone District.

7. Other Factors:

The applicant proposes redevelopment of the existing structure for up to four residential units on the subject property. The subject property is surrounded by residential properties. The request to rezone the subject property follows the current pattern of development and will make the land uses more compatible with one another.

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.