



City of San Antonio

Legislation Details (With Text)

File #: 17-4910

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/5/2017

Title: ZONING CASE # Z2017235 (Council District 5): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lots 19, 20, 21, and 22 Block 5, NCB 2284, located at 2911 West Houston Street, and 205 and 207 North Zarzamora 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: 5

SUBJECT:

Zoning Case Z2017235

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 5, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Jason Hotchkiss and John Hotchkiss

Applicant: Christine Prevost

Representative: Darrel Davis

Location: 2911 West Houston Street, and 205 and 207 North Zarzamora Street

Legal Description: Lots 19, 20, 21, and 22, Block 5, NCB 2284

Total Acreage: 0.441

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was zoned "G" Local Retail District. The "G" converted to the current "C-2" base zoning with the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001)

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Laundromat

Direction: East

Current Base Zoning: "C-2 IDZ"

Current Land Uses: Commercial Office

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Walgreens

Direction: West

Current Base Zoning: "MF-33"

Current Land Uses: Single-Family Residence

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 Houston Street

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: North Zarzamora Street

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: Via route 75, 76, 275, 276 and 520 are within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. Infill Development Zone (IDZ) is exempt from TIA requirement.

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 properties retaining the present zoning district designations. The current “C-2” Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses are as follows: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods is permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a ½ of a mile of a Regional Center. The subject property is within a ½ of a mile of the Commerce - Houston and the Zarzamora Premium Transit Corridors.

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 not located within an adopted Neighborhood, Community, Perimeter, or Sector Plan therefore, a finding of consistency is not required.

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 “C-2” base zoning district is appropriate for the surrounding area. The requested “IDZ” base zoning with “C-2” uses is in order alleviate the parking and setback constraints within the “C-2” base zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning change is requested in order to develop commercial buildings to include a Little Caesar’s restaurant and two additional retail spaces.

5. Public Policy:

The rezoning request does not appear to conflict with the land use goals and strategies of the Comprehensive Plan.

Comprehensive Plan - Economic Development:

Goal 1 Encourage economic diversity and jobs creation which are compatible with San Antonio's natural and cultural resources.

Goal 4 Provide economic opportunities in targeted areas, particularly within Loop 410 and the southern sector.

6. Size of Tract:

The subject property is approximately 0.441 of an acre which will reasonably accommodate the proposed development.

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 requested "IDZ" base zoning is supported by the following criteria:

- The applicant's request meets the Master Plan's Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.
- The applicant's request meets the Master Plan's Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.
- The applicant's request the Master Plan's Policy for Urban Design - Policy 4b, because it incentivizes property to encourage development in underutilized urban areas.