



City of San Antonio

Legislation Details (With Text)

File #: 18-1174
Type: Zoning Case
In control: City Council A Session
On agenda: 1/18/2018
Title: ZONING CASE # Z2018009 S (Council District 1): An Ordinance amending the Zoning District Boundary from "FBZ T5-1 HS AHOD" Form Based Transect Zone 5-1 Historic Significant Airport Hazard Overlay District to "FBZ T5-1 HS S AHOD" Form Based Zone Transect Zone 5-1 Historic Significant Airport Hazard Overlay District with Specific Use Authorization for a Storage Shipping Container on the South 122.9 feet of Lot 7, Block 8, NCB 846, located at 703 East Quincy Street. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2018-01-18-0036

Date	Ver.	Action By	Action	Result
1/18/2018	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018009 S

SUMMARY:

Current Zoning: "FBZ T5-1 HS AHOD" Form Base Zone Transect Zone 5-1 Historic Significant Airport Hazard Overlay District

Requested Zoning: "FBZ T5-1 HS S AHOD" Form Base Zone Transect Zone 5-1 Historic Significant Airport Hazard Overlay District Specific Use Authorization for a Storage Shipping Container

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 5, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Barron Perales and Terri Smieja

Applicant: Alvin G. Peters

Representative: Alvin G. Peters

Location: 703 East Quincy

Legal Description: South 122.9 feet of Lot 7, Block 8, NCB 846

Total Acreage: 0.011

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Downtown Residents Association

Applicable Agencies: None

Property Details

Property History: The subject property is part of the original 36 square miles of San Antonio and was originally zoned "E" Office District. In 1984, Ordinance 59383 rezoned the property from "E" to "B-3R" Business Restrictive District. Upon the adoption of the 2001 Unified Development Code, the previous zoning district converted to "C-3R" General Commercial Restrictive Alcohol Sales District, and in 2010 Ordinance 2010-08-05-0680, a large area rezoning, rezoned the property to the current "FBZ T5-1".

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: None

Current Land Uses: IH-35

Direction: East

Current Base Zoning: FBZ T5-1

Current Land Uses: Vacant Residential, Duplex, Salon, Apartments

Direction: South

Current Base Zoning: FBZ T4-1

Current Land Uses: Duplex, Fourplex, Medical Clinic, Parking Lot, Ministry

Direction: West

Current Base Zoning: FBZ T5-1

Current Land Uses: DaVita Dialysis, Parking Lot

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: Quincy Street

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Erie Avenue
Existing Character: Local Road
Proposed Changes: None Known

Thoroughfare: Interstate Highway 35
Existing Character: Freeway
Proposed Changes: None Known

Public Transit: VIA route 5 is 2 block west from the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Professional Office- Minimum vehicle space: 1 per 300 sf GFA. Maximum vehicle space: 1 per 140 sf GFA.

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. Form Base Zoning encourages a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is within the Downtown Regional Center and is within half a mile from the San Pedro Metro Premium Plus route.

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend 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 Downtown Neighborhood Plan, and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “FBZ” Form Base Zone 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 applicant proposes to rezone the property to allow for two storage containers to store inventory for the sales office onsite. The proposed request is not changing the base zoning and will not negatively impact the neighborhood. The containers are located at the rear of the property facing IH-35 and cannot be seen from the front façade.

3. Suitability as Presently Zoned:

The current “FBZ” base zoning district is appropriate for the subject property’s location. The surrounding area consists of “FBZ” and the base zone will not change.

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 any public policy objective.

6. Size of Tract:

The subject property totals 0.11 acres in size, which reasonably accommodates the uses permitted in “FBZ” Form Base Zoning District.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.