



City of San Antonio

Legislation Details (With Text)

File #: 18-3294
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/15/2018
Title: ZONING CASE # Z2018181 (Council District 1): A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District and "C-1" Light Commercial District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on 0.2591 acres out of NCB 766, located at 1016 North Flores Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2018181

SUMMARY:
Current Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "R-4" Residential Single-Family District and "C-1" Light Commercial District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted for "C-3" General Commercial

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 15, 2018

Case Manager: Angela Cardona, Planner

Property Owner: Abe Juarez

Applicant: Abe Juarez

Representative: Abe Juarez

Location: 1016 North Flores

Legal Description: 0.2591 acres out of NCB 766

Total Acreage: 0.2591

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Five Points Association

Applicable Agencies: None.

Property Details

Property History: The subject property is within the original 36 square mile City limits and was zoned “K” Commercial District. Upon adoption of the Unified Development Code in 2001, the property converted to “I-1” General Industrial District (Ordinance 93881). The property then rezoned to the current “IDZ” Infill Development District in April 24, 2003 (Ordinance 97522).

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” and “R-4”

Current Land Uses: Vacant Lot, Single -Family Residential

Direction: South

Current Base Zoning: “IDZ”

Current Land Uses: Electric Company, Law Office

Direction: East

Current Base Zoning: “IDZ” and “R-4”

Current Land Uses: Restaurant and School

Direction: West

Current Base Zoning: “IDZ”

Current Land Uses: Restaurant, Yoga Studio

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: North Flores Street

Existing Character: Secondary Arterial B

Proposed Changes: None Known

Thoroughfare: Marshall Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: The nearest VIA bus routes #2, #82, #88, #202, #282, #288 are within walking distance of the subject property.

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

Parking Information: Infill Development Zone (IDZ) requests are exempt from parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The current zoning “IDZ” Infill Development Zone provides flexible standards for use, setbacks, and parking for the development and reuse of underutilized parcels within a qualifying area of the city.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property falls within the Midtown Regional center and is within one mile proximity to the San Pedro 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 subject property is located within the Five Points Neighborhood Plan and is currently designated “Low Density Mixed Use”. The current “IDZ” is consistent with the future land use component of the plan

2. Adverse Impacts on Neighboring Lands:

Staff finds no adverse impact on neighboring lands, as the current request is consistent with the corresponding zoning districts allowed in “Low Density Mixed Use” future land use plan.

3. Suitability as Presently Zoned:

The current “IDZ” base zoning district is appropriate for the subject property’s location as it is currently surrounded by properties which are subject to infill development with “C-3” General Commercial uses.

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 land use goals and strategies of the Five Points Neighborhood plan to:

Goal 1: Develop mixed uses on North Flores Street.

6. Size of Tract:

The subject property totals 0.2591 acres in size, which should reasonably accommodate the proposed land use 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 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 Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.