



City of San Antonio

Legislation Details (With Text)

File #: 18-4222
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/17/2018
Title: ZONING CASE # Z2018225 (Council District 2): A request for a change in zoning from "D AHOD" Downtown Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "D" Downtown District and for a Mobile Food Base of Operation on Lot 13 and 14, Block 40, NCB 557, located at 503 Chestnut 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: 2

SUBJECT:
Zoning Case Z2018225

SUMMARY:
Current Zoning: "D AHOD" Downtown Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "D" Downtown District and for a Mobile Food Base of Operation

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 17, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Tumwater LLC

Applicant: LocalSprout

Representative: Mitchell Hagney

Location: 503 Chestnut Street

Legal Description: Lot 13 & 14, Block 40, NCB 557

Total Acreage: 0.51

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was rezoned from “I” Business District, “J” Commercial District, “K” Commercial District and “L” First Manufacturing District to “B-4” Central Business District by Ordinance 70785, dated December 14, 1989. The property converted from “B-4” Central Business District to the current “D” Downtown District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “D”

Current Land Uses: Men’s Shelter

Direction: East

Current Base Zoning: “D”

Current Land Uses: Vacant Lots and Roofing Supply Store

Direction: South

Current Base Zoning: “D”

Current Land Uses: Furniture Repair and Studio

Direction: West

Current Base Zoning: “D”

Current Land Uses: Vacant Lots and 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: Chestnut Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 22, 222

Thoroughfare: Dawson Street

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 22, 222

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:

The minimum number of parking spaces for a Mobile Food Court is 2 spaces per mobile food establishment unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “D”. “D” allows for uses such as bar/tavern, indoor theater, taxi & limousine service, residential uses, hotel, art gallery and /or studio, offices (no restrictions on square footage unless otherwise prescribed), and telephone equipment infrastructure.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within the Downtown Regional Center and half a mile of 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 Dignowity Hill Neighborhood Plan and is currently designated as “High Density Mixed Use” in the future land use component of the plan. The requested “IDZ” base zoning is compatible with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The LocalSprout food hub currently exists on this property and has not shown any adverse impacts on the surrounding properties. The added food truck use will not require any new construction or effect neighboring lands in a negative way.

3. Suitability as Presently Zoned:

The current “D” Downtown District is an appropriate zoning for the property and surrounding area.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. The added

mobile food base will provide healthy, sustainable, food options to the immediate area.

5. Public Policy:

The adopted future land use map classifies the subject property, and surrounding properties, as “High Density Mixed Use”. The request to rezone from “D” to “IDZ” would not require a plan amendment to the Dignowity Hill Neighborhood Plan as “IDZ” is a permitted zoning district in the High Density Mixed Use land use category.

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Dignowity Hill Neighborhood Plan

The Dignowity Hill Neighborhood Plan does not include industrial zoning districts as permitted zoning districts. Under Section 35-311 of the Unified Development Code, the use of Food, Mobile Vending (Base Operations) is only permitted by right under Light Industrial, General Industrial, and Heavy Industrial zoning districts. With “IDZ” as the requested base zoning, the use of Food, Mobile Vending (Base Operations) could be permitted.

The requested “IDZ” with uses permitted in “D” and Mobile Vending Food Base of Operations is an appropriate zoning for the subject property. The Dignowity Hill Neighborhood Plan encourages investment of former industrial structures that promote flex space use that may accommodate a range of products and tenants. Overtime, the area may transition from industrial uses to urban mixed-use, however the requested use is generally consistent with the existing surrounding uses.

The City of San Antonio established the Downtown Mobile Food Truck Vending Program, which encourages food truck vendors to operate within the Central Business District. The request would support this City initiative and provide a convenient service to participants. The request supports the SA Tomorrow Comprehensive Plan’s goal of focusing employment in site-specific locations in or near urban centers, which provides easy connectivity for San Antonio’s businesses.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- GCF Goal 2: Priority growth areas attract jobs and residents.
- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.
- JEC Goal 1: Employment is focused in the city’s 13 Regional Centers, in site-specific locations in Urban Centers and along mobility corridors, providing easy connectivity for San Antonio’s residents and businesses.
- JEC Goal 4: San Antonio’s economic environment fosters innovation and attracts new and innovative businesses, investment and industries.

Dignowity Hill Neighborhood Plan Relevant Goals and Objectives:

- Goal 3: Promote health and wellness and provide opportunities to educate residents about healthy living.
- Goal 11: Institute sustainable green building standards and environmental design for homes and businesses.
- Goal 12: Expand neighborhood businesses that are convenient and safe for residents and visitors to easily access and enjoy.

6. Size of Tract:

The subject property is 0.51 acres, which would adequately support a mobile food base.

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.

Additionally, the applicant's request for IDZ is consistent with 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 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.