# City of San Antonio

## Legislation Details (With Text)

| | |
|---|---|
| **File #:** | 19-1923 |
| **Type:** | Zoning Case |
| **In control:** | City Council A Session |
| **On agenda:** | 3/7/2019 |
| **Title:** | ZONING CASE # Z-2018-900079 (Council District 1): Ordinance amending the Zoning District Boundary from "I-2 RIO-7E MLOD-2 MLR-2 AHOD" Heavy Industrial River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "IDZ-2 RIO-7E MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on 0.684 acres out of NCB 918, located at 514 West Cevallos Street. Staff and Zoning Commission recommend Approval. |
| **Sponsors:** | |
| **Indexes:** | |
| **Code sections:** | |
| **Attachments:** | 1. Location Map, 2. Site Plan, 3. Draft Ordinance, 4. Field Notes, 5. Zoning Minutes, 6. 2019-03-07-0194 |

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 3/7/2019 | 1 | City Council A Session | | |

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**
Zoning Case Z2018-900079

**SUMMARY:**
**Current Zoning:** "I-2 RIO-7E MLOD-2 MLR-2 AHOD" Heavy Industrial River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

**Requested Zoning:** "IDZ-2 RIO-7E MLOD-2 MLR-2 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with uses permitted in "C-2" Commercial District

**BACKGROUND INFORMATION:**
**Zoning Commission Hearing Date:** February 5, 2019

**Case Manager:** Marco Hinojosa, Planner

**Property Owner:** Muy Properties - CTW, Ltd.


powered by Legistar™

**Applicant:** Muy Properties - CTW, Ltd.

**Representative:** Patrick Christensen

**Location:** 514 West Cevallos Street

**Legal Description:** 0.684 acres out of NCB 918

**Total Acreage:** 0.684

**Notices Mailed**
**Owners of Property within 200 feet:** 10
**Registered Neighborhood Associations within 200 feet:** Collins Gardens Neighborhood Association
**Applicable Agencies:** Office of Historic Preservation, Lackland Airforce Base, Planning Department, Texas Department of Transportation

**Property Details**
**Property History:** The subject property is part of the original 36 square miles of the City of San Antonio, and was zoned "L" First Manufacturing District. Upon the adoption of the 2001 Unified Development Code, the previous "L" converted to the current "I-2".

**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:** "I-2"
**Current Land Uses:** Gas Station and Restaurant

**Direction:** East
**Current Base Zoning:** "C-2"
**Current Land Uses:** Restaurant

**Direction:** South
**Current Base Zoning:** "I-2"
**Current Land Uses:** Hotel

**Direction:** West
**Current Base Zoning:** "I-2"
**Current Land Uses:** Gas Station

**Overlay and Special District Information:**
"AHOD"
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.

"MLOD-2"

All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland. The "MLOD-2" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

"RIO"
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:** Cevallos Street
**Existing Character:** Minor
**Proposed Changes:** None Known
**Public Transit:** VIA bus routes are within walking distance of the subject property. Routes served: 62, 67, 251 and 275

**Thoroughfare:** IH-10
**Existing Character:** Freeway
**Proposed Changes:** None Known
**Public Transit:** VIA bus routes are within walking distance of the subject property. Routes served: 62, 67, 251 and 275

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. Infill Development (IDZ) is exempt from TIA requirements.

**Parking Information:** The “IDZ-2” Infill Development Zone District waives off-street vehicle parking requirements by 50%.

**ISSUE:**
None.

**ALTERNATIVES:**
A denial of the request will result in the subject property retaining the current base zoning district of “I-2”. This district accommodates uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The "I-2" district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the "L" or" I-1" district. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

**FISCAL IMPACT:**
None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**
The subject property is within the Downtown Regional Center and half a mile of a Premium Transit Corridor

**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 Lone Star Neighborhood Plan, and is currently designated as "Community Commercial" 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.

**3. Suitability as Presently Zoned:**
The current "I-2" base zoning district is inappropriate for the subject property's location.

**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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Lone Star Community Plan.

Lone Star Community Plan Relevant Goals and Objectives:

- LU-2: Incorporate site and building design principles including attractive and functional streetscapes, inviting public spaces, creative design and material selection, sustainable development techniques, and a mix of uses into new development and redevelopment projects.

**6. Size of Tract:**

The subject property totals 0.667 acres in size, which reasonably accommodates the uses permitted in "IDZ" Infill Development Zone District.

**7. Other Factors:**
The subject property is located within the Lackland AFB Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.

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 of 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 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.

This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.



powered by Legistar™