



City of San Antonio

Legislation Details (With Text)

File #: 19-2402

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/5/2019

Title: ZONING CASE # Z-2019-10700015 (Council District 5): 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 "NC" Neighborhood Commercial District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week on Lot 4 and Lot 5, NCB 2569, located at 242 East Cevallos 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 Z-2019-10700015

SUMMARY:

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

Requested Zoning: "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Bar and/or Tavern without cover charge 3 or more days per week

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 5, 2019

Case Manager: Dominic Silva, Planner

Property Owner: 231 E. Cevallos St., LLC

Applicant: Kevin R. Chaney

Representative: Kevin R. Chaney

Location: 242 East Cevallos Street

Legal Description: Lot 4 and Lot 5, NCB 2569

Total Acreage: .41

Notices Mailed

Owners of Property within 200 feet: 51

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

Applicable Agencies: N/A

Property Details

Property History: The subject properties were included in the original 36 square miles of the City of San Antonio and were zoned "I-2" Heavy Industrial District. The property was rezoned from "I-2" Heavy Industrial District to the current "IDZ" Infill Development Zone with uses permitted in "R-4" Residential Single-Family and "NC" Neighborhood Commercial District by Ordinance 2006-12-14-1441.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-2"

Current Land Uses: Industrial

Direction: East

Current Base Zoning: "RM-4"

Current Land Uses: Residential

Direction: South

Current Base Zoning: "IDZ"

Current Land Uses: Residential

Direction: West

Current Base Zoning: "IDZ"

Current Land Uses: Residential

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.

Transportation

Thoroughfare: East Cevallos Street

Existing Character: Minor

Proposed Changes: None Known

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

Routes Served: 46 and 246.

Thoroughfare: Clay Street

Existing Character: Minor

Proposed Changes: None Known

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

Routes Served: 46 and 246.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required.

Parking Information: Parking is reduced by 50% for “IDZ-3.”

Restaurant: 1 per 100 sf GFA.

Office: 1 per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject properties retaining the present zoning district designations. Examples of permitted uses within “IDZ” are commercial, residential, and mixed uses.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is located within the Downtown Regional Center.

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 located within the Lone Star Community Plan, and is currently designated as “Low Density Mixed Use” in the future land use component of the plan. The requested “IDZ-3” 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. The proposed development is for mixed use of commercial offices and café/restaurant which is an appropriate use for the area.

3. Suitability as Presently Zoned:

The current “IDZ” Infill Development Zone is an appropriate zoning for the property and surrounding area. The proposed “IDZ-3” maintains the base zoning.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

Lone Star Community Plan Goals:

LU-1.1: Eliminate existing zoning that allows industrial uses that do not meet the performance criteria in Table LU-1.1

LU-1.4: Encourage efforts to provide buffer areas and landscaping or neighborhood/ community commercial uses between Business Park and adjoining uses. Encourage the use of buffer areas for community events as business needs allow.

6. Size of Tract:

The subject property is 0.41 acres, which would adequately support commercial office uses.

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 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.
- The applicant's request the Master Plan's Policy for Urban Design - Policy 1d, because it develops criteria and procedures for infill development which will enhance the character of neighborhoods.
- 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.