



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-5233

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 7/16/2019

**Title:** ZONING CASE Z-2019-10700124 (Council District 5): A request for a change in zoning from "C-2NA RIO-4 MC-1 AHOD" Commercial Nonalcoholic Sales River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District to "IDZ-2 RIO-4 MC-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Food Product Wholesale and Storage, and Wine Storage on Lot 3, Block 1, NCB 2987, located at 1112 Roosevelt Avenue. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Site Plan, 3. Ground Plan Comparison

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-2019-10700124

**SUMMARY:**

**Current Zoning:** "C-2NA RIO-4 MC-1 AHOD" Commercial Non-Alcoholic Sales River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District

**Requested Zoning:** "IDZ-2 RIO-4 MC-1 AHOD" Medium Intensity Infill Development Zone River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Food Product Wholesale and Storage, and Wine Storage

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 16, 2019

**Case Manager:** Michael Pepe, Planner

**Property Owner:** Candid Rogers

**Applicant:** Candid Rogers

**Representative:** Candid Rogers

**Location:** 1112 Roosevelt Avenue

**Legal Description:** Lot 3, Block 1, NCB 2987

**Total Acreage:** 0.1386 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** Roosevelt Park Neighborhood Association, Lavaca Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The property is part of the original 36 square miles of San Antonio. It was rezoned from “I-1” to “C-2 NA” by Ordinance 74924 on December 9<sup>th</sup>, 1991.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “UZROW”

**Current Land Uses:** Railroad

**Direction:** South

**Current Base Zoning:** “MF-33”

**Current Land Uses:** Multifamily Housing

**Direction:** East

**Current Base Zoning:** “C-2P CD”

**Current Land Uses:** Office Warehouse

**Direction:** West

**Current Base Zoning:** “I-1”

**Current Land Uses:** Stone Monument - Retail and Wholesale

**Overlay and Special District Information:**

"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.

"MC-1"

The “MC-1” Roosevelt Avenue Metropolitan Corridor provides site and building design standards for properties located along Roosevelt Avenue between St. Mary’s Street and Southeast Loop 410. Metropolitan

Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

**“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:** Roosevelt

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** Groveton

**Existing Character:** Local

**Proposed Changes:** None Known

**Public Transit:** VIA bus route are within walking distance of the subject property

Routs Served: 34, 36, 42, 232, 242

**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:** For a Studio (fine or performing arts) the parking minimum for 1 space per 300 square foot gross floor area. For a Wholesale food products facility it is 1 space per 600 square foot gross floor area. In “IDZ-2” the overall parking minimum is reduced by 50%.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “C-2NA”. C-2 districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining. C-2NA districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is within the Downtown Regional Center and located within the 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 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-2” base zoning district is consistent with the future land use designation.

### **2. Adverse Impacts on Neighboring Lands:**

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

### **3. Suitability as Presently Zoned:**

The current “C-2 NA” Commercial Nonalcoholic Sales District is an appropriate zoning for the property and surrounding area. The proposed “IDZ-2” with C-2 uses is also an appropriate zoning for the area.

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

Strategy LU-1.3: Allow low impact industrial uses associated with low volume production by an artisan subject to the performance criteria in Table LU-1.1.

Strategy LU-2.1: Implement site and building design principles in Table LU-2.1 through a comprehensive rezoning that utilizes “special zoning districts” to implement the Future Land Use Plan (pg. 41) and Physical Master Plan (pg. 46).

### **6. Size of Tract:**

The subject property is 0.1386 acres, which could reasonably accommodate Commercial uses.

### **7. Other Factors:**

"IDZ"

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 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 Urban Design - Policy 1c, because it develops zoning that allows mixed-use development (i.e. residential and commercial) to be placed in the same building.
- 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.

This property is located in RIO-4. Any proposed exterior alterations associated with the proposal will require approval from the Historic and Design Review Commission. Approval of a site plan or renderings submitted as part of a zoning application does not supersede any requirements for design review outlined in Article VI of the Unified Development Code. To date, no application has been made to the Historic and Design Review Commission for this project.