



City of San Antonio

Legislation Details (With Text)

File #: 20-3751

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/16/2020

Title: (Continued from 06/02/2020) ZONING CASE Z-2020-10700075 (Council District 5): A request for a change in zoning from "C-2 HS AHOD" Commercial Historic Significant Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "IDZ-1 HS AHOD" Limited Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "MF-18" Low Density Multi-Family District and "NC" Neighborhood Commercial District and "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-18" Low Density Multi-Family District and "NC" Neighborhood Commercial District on Lot 15, Lot 16, Lot 21, Lot 22, Block 10, NCB 306, located at 303 El Paso Street and 717 Pecos La Trinidad. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@sanantonio.gov, Development Services)

Sponsors:

Indexes:

Code sections:

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

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-2020-10700075

SUMMARY:

Current Zoning: "C-2 HS AHOD" Commercial Historic Significant Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "IDZ-1 HS AHOD" Limited Intensity Infill Development Zone Historic Significant Airport Hazard Overlay District with uses permitted in "MF-18" Low Density Multi-Family District and "NC" Neighborhood Commercial District and "IDZ-1 AHOD" Limited Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "MF-18" Low Density Multi-Family District and "NC" Neighborhood Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 16, 2020. This case is continued from the June 2, 2020 zoning hearing.

Case Manager: Michael Pepe, Planner

Property Owner: SA Community Development Council Inc.

Applicant: Walter Martinez

Representative: Walter Martinez

Location: 303 El Paso Street and 717 Pecos La Trinidad

Legal Description: Lot 15, Lot 16, Lot 21 and Lot 22, Block 10, NCB 306

Total Acreage: 0.4369

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Historic Westside Residents Association

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The property is part of the original 36 Square Miles of San Antonio and was originally zoned "K" Commercial District. The property was rezoned from "K" District to "B-2" Business District by Ordinance 62039, on December 19, 1985. The subject property converted from "B-2" to "C-2" Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

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: "R-4"

Current Land Uses: Single Family Dwelling

Direction: East

Current Base Zoning: "UZROW"

Current Land Uses: Interstate Overpass

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single Family Dwelling

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Offices

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.

“HL” or “HS”

Historic Landmarks are those considered to be important or unique in terms of historic, cultural, archeological significance and their demolition would mean a serious or irreplaceable loss to the quality and character of the city. Previously “HS” Historic Significant and “HE” Historic Exceptional designations. Additional design standards, regulated by the Office of Historic Preservation apply in these districts.

Transportation

Thoroughfare: El Paso

Existing Character: Local

Proposed Changes: None Known

Thoroughfare: Pecos La Trinidad

Existing Character: Collector

Proposed Changes: Secondary Arterial B

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

Route Served: 43, 44, 46, 62, 67, 68, 243, 246, 268, 275

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: There is no minimum parking requirement for “IDZ-1”.

ISSUE:

None.

ALTERNATIVES:

Current: 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

Proposed: IDZ-1 districts allow rezoning requests up to 18 units per acre, and uses permitted in “C-1” and “O-1”. All approved uses must be requested and stated within the ordinance. Provide flexible standards for 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 property is within the Downtown Regional Center and is within a 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 Downtown Area Regional Center Plan and is designated as “Urban Low Density Residential” in the future land use plan. The requested “IDZ-1” is consistent with the current 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. The requested “IDZ-1” limits potential impacts of the current “C-2” zoning and acts as a buffer between the interstate freeway and nearby residential.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate zoning for the property situated next to the interstate highway and within the downtown region. The requested “IDZ-1” is more appropriate for the site and the surrounding area as it allows for better utilization of this downtown infill property with a mix of uses and reduced parking.

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 Downtown Area Regional Center Plan:

The proposed “IDZ-1” zoning is consistent with the adopted Land Use Plan of the Downtown Area Regional Center Plan, which classifies the subject property as Urban Low Density Residential.

Goal 1: Preserve and Enhance Downtown’s Authenticity

- Grow and evolve in meaningful ways that encourage attachment between people and places;
- Respect historic and culturally significant places, including significant examples of more contemporary and modern architecture;
- Encourage adaptive reuse.

Goal 4: Diversify the Mix of Uses in the Downtown Core

- Encourage new and renovated buildings to incorporate a mix of uses;
- Encourage the development of vacant lots in the city center with a geographically balanced mix of uses;
- Cultivate entrepreneurship, small business, and innovation;
- Attract additional housing and a diversity of employment options in the Downtown core; and
- Create complete neighborhoods by providing residents with safe and convenient access to daily activities, goods, and services.

Goal 6: Broaden the Diversity of Housing Options throughout the Downtown Core and its Neighborhoods

- Provide a variety of housing types, both owner- and renter-occupied, that are affordable for people at all stages of life and for a range of income levels;
- Preserve existing affordable housing;

- Emphasize the development of “Missing Middle” housing for both renters and owners;
- Ensure Downtown is a livable place for families, children, students, the elderly, and others.

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.
- 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 Neighborhoods - Policy 4a, because it preserves and revitalizes housing and promotes targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.
- 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.

6. Size of Tract:

The subject property is 0.4369 acres, which could reasonably accommodate requested mix of uses.

7. Other Factors:

The applicant is requesting the zoning change develop housing units on top of the existing building at 303 El Paso.

The subject property is located within the Martindale Army Air Field Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, Texas Army National Guard and JBSA were notified of the proposed request. The Military has indicated there are no objections to this request.

This property is a locally designated historic landmark. 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.