City of San Antonio

Legislation Details (With Text)

File #:	20-5289
Type:	Zoning Case
	In control: City Council A Session
On agenda:	9/17/2020
Title:	ZONING CASE Z-2020-10700170 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products-Fabrication to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 0.1458 acres out of NCB 6615, located at 102 Jon Ann Street. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment PA-2020 -11600048)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map, 2. Zoning Minutes, 3. Draft Ordinance, 4. Field Notes, 5. Ordinance 2020-09-17-0669

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z-2020-10700170
(Associated Plan Amendment PA-2020-11600048)

SUMMARY:

Current Zoning: "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products-Fabrication

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 18, 2020

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: James Poole

Applicant: James Poole

Representative: James Poole

Location: 102 Jon Ann Street

Legal Description: 0.1458 acres out of NCB 6615

Total Acreage: 0.1458

Notices Mailed
Owners of Property within 200 feet: 9
Registered Neighborhood Associations within 200 feet: Uptown Neighborhood Association
Applicable Agencies: Texas Department of Transportation

Property Details
Property History: The property was part of the original 36 square miles of the City of San Antonio and was originally zoned "L" First Manufacturing District. The subject property was rezoned by Ordinance 86704, dated September 25, 1997, to "I-1" Light Industry District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the properties zoned "I-1" converted to the current "I-1" General Industrial District. The property was then rezoned from "I-1" General Industrial District to "I-1 S AHOD" General Industrial Airport Hazard Overlay District with a Specific Use Authorization for Metal Products-Fabrication by Ordinance 2020-04-02-0231, dated April 2, 2020.

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: "I-1"
Current Land Uses: Stone Curing

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

Direction: South
Current Base Zoning: "L"
Current Land Uses: Natural

Direction: West
Current Base Zoning: None
Current Land Uses: Rail Road

Overlay and Special District Information:
None.

Transportation
Thoroughfare: Jon Ann Street
Existing Character: Local
Proposed Changes: None known

Public Transit: There are no VIA bus routes within walking distance of the subject property.
Route Served: None

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

Parking Information: The minimum parking requirements for retail is 1 per 300 sf GFA

ISSUE:
None.

ALTERNATIVES:
Current: The present zoning designation of "I-1" General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

The current "S" Specific Use Authorization permits Metal Products-Fabrication.

Proposed: The "C-3" General Commercial districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The subject property is within the Downtown Regional Center and is located within a Premium Transit Corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) recommend Approval, pending Plan Amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:
The property is located in the Midtown Area Regional Center and is currently designated for "Light Industrial" land uses. The proposed "C-3" base zoning district is not consistent with the current future land use plan. The applicant requested a Plan Amendment from "Agricultural" to "Business/Innovation Mixed-Use." Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:
Staff finds no evidence of likely adverse impact on the neighboring lands in relation to this zoning change

request. The proposed “C-3” is consistent with the surrounding area and constitutes a downzoning of the property.

3. Suitability as Presently Zoned:
The existing "I-1" base zoning district is appropriate for the subject property. The proposed “C-3” General Commercial District is more appropriate for the subject property as there are currently “C-2”, “C-3NA”, and “L” uses in the surrounding area. Further, the requested “C-3” will permit less intense uses for the subject property.

4. Health, Safety and Welfare:
Staff has found no negative impacts on the public health, safety, or welfare in relation to this rezoning request.

5. Public Policy:
This request is consistent with the goals of the Midtown Area Regional Center by cultivating entrepreneurship, small business, and innovation.

The Midtown Regional Center Plan recommends avoiding incremental plan amendments in this area that would remove industrial land supply and confound future efforts to plan a higher density and pedestrian oriented alternative. However, in this case, since the subject property is at the edge of the area, next to the highway and on a smaller parcel, the Planning Department does not object to the plan amendment request. The request in consistent with several goals and objectives identified in the Midtown Area Regional Center including:

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
- Create complete neighborhoods by providing residents with safe and convenient access to daily activities, goods, and services

6. Size of Tract:
The subject property totals 0.1458 acres and is sufficient size for the proposed commercial uses.

7. Other Factors:
The property owner would like to make the property for commercial use.

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