



City of San Antonio

Agenda Memorandum

File Number:16-3527

Agenda Item Number: 11.

Agenda Date: 6/21/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2016164

SUMMARY:

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District and "I-2 HS AHOD" Heavy Industrial Historic Significant Airport Hazard Overlay District

Requested Zoning: "D AHOD" Downtown Airport Hazard Overlay District and "D HS AHOD" Downtown Historic Significant Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 21, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Scobey Ventures I, Ltd. c/o Edward Cross

Applicant: Scobey Ventures I, Ltd. c/o Edward Cross

Representative: Patrick Christensen, Attorney at Law

Location: 231 and 301 North Medina Street

Legal Description: Lots 1 thru 9 and the South 33.28 Feet of Lot 10, Block 78, NCB 249 and Lot 1, NCB 247

Total Acreage: 2.62

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject properties are located within the City Limits as they were recognized in 1938. The property located at 231 and 301 North Medina was originally zoned “L” First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “I-2” Heavy Industrial District.

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, West

Current Base Zoning: I-2

Current Land Uses: Commercial Building, Railroad

Direction: East

Current Base Zoning: I-1

Current Land Uses: Bexar County Appraisal District, Alamo Area Resource Center, and VIA Centro Plaza

Direction: South

Current Base Zoning: D

Current Land Uses: VIA Metro Transit Building

Overlay and Special District Information: 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.

A 1978 zoning case placed a Historic Significant designation on a portion of the subject property. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

All properties zoned “D” Downtown District require adherence to the standards of the Downtown Design Guide. The Downtown Design Guide is intended to provide guidance for creating a livable and sustainable Downtown. The Downtown Design Guide is intended to be a means of balancing the traditional qualities of the downtown with the demands of contemporary use. It includes both standards (requirements) and guidelines (suggestions).

Transportation

Thoroughfare: North Medina Street

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: West Martin Street

Existing Character: Secondary Arterial, Type B; two lanes each direction.

Proposed Changes: None known

Public Transit: VIA Transit Center is located southeast of the subject property. VIA bus route #77 stops to the north of the subject property at the intersection of West Martin Street and North Medina Street.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. "D" Downtown Zoning District requests are exempt from the TIA requirement.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The rezoning application is a revitalization development with parking.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the current zoning district designation.

FISCAL IMPACT:

None.

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 Downtown Neighborhood Plan and is currently designated as Mixed Use in the future land use component of the plan. The proposed rezoning to the "D" base zoning is consistent with the current land use classification.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring land in relation to this zoning change request. The Downtown District provides concentrated retail, service, office and mixed uses in the existing central business districts. Major/regional shopping centers are permitted, but urban design standards are required in order to maintain a neighborhood commercial scale, to promote pedestrian activity, and maintain the unique character of the center.

3. Suitability as Presently Zoned:

The existing "I-2" base zoning district is not appropriate for the subject property. The subject property and surrounding areas are transitioning from previous industrial uses to mixed-use redevelopment. The uses permitted in the "I-2" and "I-1" districts are no longer suitable for the area.

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 property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets. Furthermore, the existing "I-2" zoning is not consistent with the adopted "Mixed Use" land use designation.

6. Size of Tract:

The subject property is 2.62 acres and is of sufficient size to accommodate the proposed mixed use development and with space for parking.

7. Other Factors:

The subject property is located within the boundaries of the Downtown District which is bounded by Interstate Highway 35 to the north, North Cherry Street to the east, Cesar Chavez, Arsenal and Frio Streets to the south and Salado Street to the west and therefore is eligible to be rezoned to the “D” base zoning.