



# City of San Antonio

## Agenda Memorandum

**File Number:**16-5457

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**Agenda Item Number:** 11.

**Agenda Date:** 11/1/2016

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2016274

**SUMMARY:**

**Current Zoning:** "C-2 HS NCD-9 AHOD" Commercial Historic Significant Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District

**Requested Zoning:** "IDZ HS NCD-9 AHOD" Infill Development Zone Historic Significant Westfort Alliance Neighborhood Conservation Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and a Meeting Facility

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 1, 2016

**Case Manager:** Ernest Brown, Planner

**Property Owner:** Alamo Community College

**Applicant:** Alamo Community College

**Representative:** John Strybos, Associate Chancellor

**Location:** 2222 N. Alamo Street

**Legal Description:** 12.643 acres out of NCB A-6, NCB A-47, and NCB 6300

**Total Acreage:** 12.643

**Notices Mailed**

**Owners of Property within 200 feet:** 55

**Registered Neighborhood Associations within 200 feet:** Downtown Residents Association

**Applicable Agencies:** None

### **Property Details**

**Property History:** The subject property is located within the city limits as established in 1938 and was zoned “J” Commercial District. In 1999 a 3.6 acre out of NCB A-6 portion of the subject property was rezoned to “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “C-2” Commercial District. The subject property is currently vacant.

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

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** I-1

**Current Land Uses:** Storage Facility

**Direction:** East

**Current Base Zoning:** MR

**Current Land Uses:** Military Base

**Direction:** South

**Current Base Zoning:** I-1, Rm-5, MF-18

**Current Land Uses:** Auto Lot, Dog Kennel, Apartment

**Direction:** West

**Current Base Zoning:** C-2, IDZ, C-3

**Current Land Uses:** Dry Cleaners, Vacant

**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.

### **Transportation**

**Thoroughfare:** Cunningham, Alamo, Appler, Alling, Josephine, Austin,

**Existing Character:** Local, Type A

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line to the subject property is VIA transit route 20 which stops at the intersection of Alamo street and Josephine operating along East Josephine to Broadway.

**Traffic Impact:** A Traffic Impact Analysis has been waived IDZ is exempt from TIA

**Parking Information:** “IDZ” Infill Development Zone waives minimum parking requirements.

**ISSUE:**

None.

### **ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present 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 property is located within the Westfort Alliance Neighborhood Plan and is currently designated as Mixed Use in the future land use component of the plan. The proposed base zoning district is consistent with the future land use designation.

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

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request because it is consistent with the land use plan.

**3. Suitability as Presently Zoned:**

The existing “C-2” base zoning district is suitable as presently zoned. The existing zoning is compatible with the surrounding zoning and land uses.

**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 request does not appear to conflict with any public policy objective because the request is consistent with the proposed future land use plan goals and objective.

**6. Size of Tract:**

The subject property measures 12.643 acres and is sufficient for a development.

**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.