



City of San Antonio

Agenda Memorandum

File Number:17-2927

Agenda Item Number: Z-3

Agenda Date: 5/18/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017115

SUMMARY:

Current Zoning: "C-3 UC-4 AHOD" General Commercial N. St. Mary's Street Urban Corridor Airport Hazard Overlay District

Requested Zoning: "IDZ UC-4 AHOD" Infill Development Zone N. St. Mary's Street Urban Corridor Airport Hazard Overlay District with uses permitted in "RM-4" Residential Mixed District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 18, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Katherine Kimm

Applicant: Katherine Kimm

Representative: Katherine Kimm

Location: 3114 N St Mary's Street

Legal Description: Lot J, NCB 863

Total Acreage: 0.0948

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Applicable Agencies: None

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was previously zoned “F” Local Retail District. The previous “F” was rezoned to “B-3” Business District, which was established by Ordinance 8331, dated December 14, 1995. The “B-3” converted to “C-3” General Commercial District with the adoption of the 2001 Unified Development Code (Ordinance 93381, dated May 3, 2001).

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: R-3, R-6, C-2

Current Land Uses: Single-Family Residential, Commercial

Direction: East, South

Current Base Zoning: C-1, C-3

Current Land Uses: Commercial, General Commercial

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: North Saint Mary’s Street

Existing Character: Local Street

Proposed Changes: None

Transportation

Thoroughfare: Mistletoe Avenue

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus routes are #8 and 11, which are located 175 feet northeast from the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. Infill Development Zone (IDZ) is exempt from TIA requirements.

Parking Information: The “IDZ” Infill Development Zone waives off-street vehicle 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 and Zoning Commission (9-0) recommend 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 Tobin Hill Community Plan, and is currently designated as Mixed Use in the future land use component of the plan. The requested "IDZ" base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "C-3" base zoning district is not appropriate for the surrounding area. The adjacent properties are predominately Residential Single-Family homes. The "C-3" base zoning allows for intensive commercial uses that would not be appropriate next to Residential Single-Family homes.

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 rezoning request does not appear to conflict with the land use goals and strategies of the Tobin Hill Community Plan. The current Land Use Category of Mixed Use includes "IDZ" as a corresponding zoning. The application for "IDZ" is consistent with the objectives of comprehensive plan.

6. Size of Tract:

The subject property measures 0.0948 of an acre which should reasonably accommodate the uses permitted in "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District and "RM-4" Mixed Residential District.

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.