



# City of San Antonio

## Agenda Memorandum

**File Number:**18-3186

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**Agenda Item Number:** Z-1.

**Agenda Date:** 5/17/2018

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2018160

**SUMMARY:**

**Current Zoning:** "FBZ SD HE RIO-2 AHOD" Form Based Zone Specialized District Historic Exceptional River Improvement Overlay Airport Hazard Overlay District

**Requested Zoning:** "FBZ T5-1 HE RIO-2 AHOD" Form Based Zone Transect 5-1 Historic Exceptional River Improvement Overlay Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** May 1, 2018

**Case Manager:** Nyliah Acosta, Planner

**Property Owner:** Peize Permanent Holdings LLC- Brooklyn St

**Applicant:** Luis Dangeville Oseguera Kernion

**Representative:** Benito Polendo

**Location:** 1201 North Saint Mary's Street

**Legal Description:** 0.132 of an acre out of NCB 835

**Total Acreage:** 0.132

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Registered Neighborhood Associations within 200 feet:** Downtown Residence District

**Applicable Agencies:** Office of Historic Of Preservation, Fort Sam, Planning Department

### **Property Details**

**Property History:** The subject property is a part of the original 36 square miles of the city of San Antonio, and was zoned "J" Commercial District. Upon the adoption of the 2001 Unified Development Code the property converted to "I-1" General Industrial District. In 2010, Ordinance 2010-04-01-0279, rezoned the property to "HE FBZ T5-1" Historic Exceptional Form Base Zoning Transect Zone 5-1 District. Then a 2010 case, Ordinance 2010-08-05-0680, rezoned the property to the current "FBZ SD-1" Form Base Zoning Specialized 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

**Current Base Zoning:** FBZ SD

**Current Land Uses:** Central Catholic High School

**Direction:** East

**Current Base Zoning:** FBZ SD

**Current Land Uses:** Central Catholic High School

**Direction:** South

**Current Base Zoning:** FBZ T5-1, FBZ T6-2

**Current Land Uses:** San Antonio Housing Authority, S.A.H.A. Vacant Lot, Vacant Commercial,

**Direction:** West

**Current Base Zoning:** FBZ T5-1

**Current Land Uses:** Angelus funeral home, Parking Lot

**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:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Brooklyn Avenue

**Existing Character:** Minor Arterial

**Proposed Changes:** None Known

**Public Transit:** VIA routes 5 and 8 are a block west of the subject property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

**Parking Information:** Commercial-/Retail: Minimum 1 per 300 sf of GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current base zoning district.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The subject property is within the Downtown Regional Center and is within ½ a mile from the Austin Highway Metro Premium Plus Transit Corridor.

**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 Downtown Plan, and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “FBZ T5-1” Form Base Zoning Transect 5-1 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. The applicant proposes to renovate the vacant gas station into a coffee shop. The parcel is currently underutilized and the change in zoning will match the surrounding form base districts and will allow encourage economic productivity.

**3. Suitability as Presently Zoned:**

The current “FBZ SD” base zoning district is appropriate for the subject property’s location.

**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 any public policy objective.

**6. Size of Tract:**

The subject property totals 0.132 acres in size, which reasonably accommodates the uses permitted in “FBZ T5-1” Form Based Zone Transect 5-1 District.

**7. Other Factors:**

Form Based Zoning Development is a compilation of various special transect districts established to encourage a sustainable pattern of development by concentrating growth in hamlets, villages and regional centers while preserving and protecting prime agricultural land, environmentally sensitive areas, important natural features and open space for large planned developments. Hamlets, villages and regional centers are compact, pedestrian-

oriented and mixed-use with a focus on creating communities where the ordinary activities of daily living occur within walking distance of most dwellings. Lot and building standards including building disposition, building configuration, building function, parking standards, architectural standards, landscape standards and signage standards are governed by development pattern plans, the individual transect districts, and the calibrated transect districts, if applicable.

This property is an individually designated local landmark. 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. The applicant has received conceptual approval from the Historic and Design Review Commission (HDRC) for exterior modifications, an addition, and site modifications associated with the zoning proposal. OHP supports the adaptive reuse of this structure and recommends approval of the zoning change.