



City of San Antonio

Agenda Memorandum

File Number:18-5714

Agenda Item Number: 14.

Agenda Date: 10/16/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018333

(Associated Plan Amendment 18095)

SUMMARY:

Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "IDZ" with uses permitted in "C-2" Commercial District, Construction Contractor Facility with outside storage, and Motor Vehicle Sales

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 16, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Excel & Associates, LLC

Applicant: Excel & Associates, LLC

Representative: Kaufman & Killen, Inc

Location: 125 Walsh Street

Legal Description: 0.322 acres out of NCB 3894

Total Acreage: 0.322

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property is within the original 36 square miles of the City of San Antonio and was zoned “J” Commercial District. Upon the adoption of the Unified Development Code, the previous “J” converted to “I-1” General Industrial District. A 2002 case, Ordinance 97522, rezoned the property to the current “R-4” Residential Single-Family 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: R-4

Current Land Uses: Single-Family Residential, Duplexes and Office

Direction: East

Current Base Zoning: R-4, IDZ

Current Land Uses: Vacant Lots, Single-Family Residential, Office

Direction: South

Current Base Zoning: R-4, I-1

Current Land Uses: Vacant Lots, and Bike Shop

Direction: West

Current Base Zoning: None

Current Land Uses: IH-10

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: Walsh Road

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: IH-10

Existing Character: Highway

Proposed Changes: None Known

Public Transit: VIA routes 2, 82, 88, 202, 282, and 288 are one block east 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: IDZ waives off street parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. Single-family dwelling (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools are allowed within the “R-4”.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, or a Premium transit Corridor.

Staff Analysis and Recommendation: Staff recommends 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 within the Five Points Neighborhood Plan, and is currently designated as “Low Density Residential” in the future land use component of the plan. The requested “C-2” Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the future land use from “Low Density Residential” to “Low Density Mixed Use”. Staff and Planning Commission recommend Approval.

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 property owner proposes to use the property for construction contractor facility and motor vehicle sales. The eastern side of the block on North Flores Street is currently commercial. Commercial uses are appropriate along the highway and provide a buffer to the neighborhood.

3. Suitability as Presently Zoned:

The current “R-4” base zoning district is appropriate for the subject property’s location; however, commercial uses facing the access road of IH-10, are appropriate with buffering to the residential 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 rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.322 acres in size, which reasonably accommodates the uses permitted in “IDZ” Infill Development Zone 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.

- The applicant's request meets the Master Plan's Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.
- The applicant's request the Master Plan's Policy for Urban Design - Policy 4b, because it incentivizes property to encourage development in underutilized urban areas.