City of San Antonio

Agenda Memorandum

File Number: 19-1803

Agenda Item Number: 6.

Agenda Date: 2/5/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2018-900039
(Associated Plan Amendment PA-2018-900011)

SUMMARY:
Current Zoning: "I-2 MLOD-2 MLR-2 AHOD" Heavy Industrial Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "IDZ MLOD-2 MLR-2 AHOD" Infill Development Zone Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with Multi-family uses not to exceed 200 units

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 5, 2019. This case is continued from the January 15, 2019 hearing.

Case Manager: Marco Hinojosa, Planner

Property Owner: Jesse Arriaga

Applicant: Rene D. Ruiz

Representative: Rene D. Ruiz

Location: 200 Tampico Street

Legal Description: 3.767 acres out of NCB 3551

Total Acreage: 3.767

Notices Mailed
Owners of Property within 200 feet: 11
Registered Neighborhood Associations within 200 feet: Historic Westside Residents Association
Applicable Agencies: Texas Department of Transportation

Property Details
Property History: The subject property was zoned "M" Second Manufacturing District by Ordinance OI-191, dated November 9, 1938. The property converted from "M" to the current "I-2" Heavy Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: Portions of the subject property are located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: "I-2"
Current Land Uses: Veterans Enterprises of Texas

Direction: East
Current Base Zoning: "UZROW"
Current Land Uses: Freeway

Direction: South
Current Base Zoning: ""I-2"
Current Land Uses: Vacant

Direction: West
Current Base Zoning: "UZROW"
Current Land Uses: Alazan and Apache Creek

Overlay and Special District Information:
"MLOD-2"
All surrounding properties carry the "MLOD-2" Military Lighting Overlay District, due to their proximity to Lackland. The "MLOD-2" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

"AHOD"
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: Tampico Street
Existing Character: Local
Proposed Changes: None Known
Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 62, 67, 251, 275

Thoroughfare: IH35
Existing Character: Freeway
Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.
Routes Served: 62, 67, 251, 275

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The IDZ is exempt from TIA requirements.

Parking Information:
The "IDZ" Infill Development Zone District 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 of "I-2". This district accommodates uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The "I-2" district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the "L" or" I-1" district. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

FISCAL IMPACT:
None.

Proximity to Regional Center/Premium Transit Corridor
The subject property is located within the Downtown Regional Center and half mile of a Premium Transit Corridor.

RECOMMENDATION:
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 Guadalupe Westside Community Plan, and is currently designated as "Community Commercial" in the future land use component of the plan. The requested "IDZ" base zoning is not compatible with the future land use designation. The applicant is requesting a Plan Amendment from "Community Commercial" to "Mixed Use" to accommodate the proposed rezoning. Staff recommends Approval of the Plan Amendment. The Planning Commission continued the case to the January 23, 2019 hearing.

2. Adverse Impacts on Neighboring Lands:
Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The request will have less adverse impacts on neighboring lands than the current "I-2" Heavy Industrial base zoning district.

3. Suitability as Presently Zoned:
The current "I-2" Heavy Industrial District is not an appropriate zoning for the property and surrounding area. This district accommodates uses that are highly hazardous, environmentally severe in character and/or generate

very high volumes of truck traffic

4. Health, Safety and Welfare:
Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:
The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Guadalupe Westside Community Plan.

Guadalupe Westside Community Plan Relevant Goals and Objectives:

- Objective 19.3 - Encourage the development of vacant and substandard parcels.
- Objective 20.1.1 - Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood.

6. Size of Tract:
The subject property is 3.767 acres, which would adequately support the development of multifamily housing.

7. Other Factors:
This zoning request includes the intention to demolish buildings. In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all demolition applications for any property located within the city limits of San Antonio. Approval of a zoning change does not imply approval of or take the place of such demolition review as directed by the UDC. To date, no application for demolition at this address to accommodate the proposed use has been submitted for review to the Office of Historic Preservation.

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 of 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 Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.
- 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 Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.
- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 1d, because it promotes conversion or adaptive reuse of vacant or underutilized commercial buildings to provide affordable infill housing.
- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 4a, because it preserves and revitalizes housing and promotes targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.
- 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.