



City of San Antonio

Agenda Memorandum

File Number:19-5644

Agenda Item Number: 11.

Agenda Date: 8/6/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z-2019-10700141

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 6, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Esperanza Macias

Applicant: Jaime Macias

Representative: Jaime Macias

Location: 1500 West Commerce Street

Legal Description: Lot 1-5, Block 3, NCB 2308

Total Acreage: 0.924 Acres

Notices Mailed

Owners of Property within 200 feet: 50

Registered Neighborhood Associations within 200 feet: Historic Westside Residents Neighborhood Association, Prospect Hill Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The property is part of the original 36 square miles of San Antonio. Currently it is zoned "I-1" General Industrial District and it was originally Zoned "J" Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May 4, 2001, the property was converted from "J" Commercial District to "I-1" General Industrial District.

Topography: The large portion of the property lies within the 100-year flood plain of Alazan Creek.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "IDZ"

Current Land Uses: Industrial

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Residential Dwelling, Commercial

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Commercial Store

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Commercial Store

Overlay and Special District Information:

"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: Commerce

Existing Character: Principal

Proposed Changes: None Known

Thoroughfare: Colorado

Existing Character: Minor

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 25, 66, 70, 75, 76, 268, 275, 276

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: The minimum parking requirement for a bar is 1 per 100 square foot of gross floor area.

The minimum parking requirement for a microbrewery is 1 per 2 seats. The minimum parking requirement for a mobile food court is 2 per mobile food establishment unit. The minimum parking requirement for a restaurant is 1 per 100 square foot gross floor area. In “IDZ-3” all parking requirements are reduced by 50%.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject remaining “I-1” General Industrial District. The general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a regional center but it is within the Premium Transit Corridor.

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 subject property is not located within any Community, Neighborhood, or Sector Plan therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial District is not an appropriate zoning for the property and surrounding area. The area abuts residential and neighborhood retail uses as well as multifamily, and “I-1” permits intense industrial uses. The proposed “IDZ-3” with general commercial uses downzones the property and is less intense in nature.

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 subject property is not located within any Community, Neighborhood, or Sector Plan.

6. Size of Tract:

The subject property is 0.924 Acres, which could reasonably accommodate general commercial uses.

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 following “IDZ” criteria apply:

- 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 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.

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.