



City of San Antonio

Agenda Memorandum

File Number:20-4276

Agenda Item Number: 14.

Agenda Date: 7/21/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2020-10700137

SUMMARY:

Current Zoning: "C-3NA H HS AHOD" General Commercial Nonalcoholic Sales Historic King William Historic Significant Airport Hazard Overlay District

Requested Zoning: "IDZ-1 H HS AHOD" Limited Intensity Infill Development Zone Historic King William Historic Significant Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 21, 2020

Case Manager: Justin Malone, Planner

Property Owner: Adolph V & Eudelia Chavez

Applicant: Houston R. Carpenter

Representative: Patrick Christensen

Location: 1001 South Alamo Street

Legal Description: South 44.5 feet of Lot 1, Block 3, NCB 744,

Total Acreage: 0.052 Acres

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: King William

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was part of the original thirty-six (36) square miles of San Antonio and was zoned "J" Commercial District. The property was rezoned to "B-3" NA Business District Nonalcoholic Sales by Ordinance 74924 date December 9, 1991. The former "B-3 NA" Business District Nonalcoholic Sales converted to the current "C-3 NA" General Commercial District Nonalcoholic Sales with the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Restaurant

Direction: East

Current Base Zoning: "C-3NA", "C-3"

Current Land Uses: Law Office, Restaurant

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Restaurant

Direction: South

Current Base Zoning: "C-3"

Current Land Uses: Law Office

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.

"H"

The surrounding properties are located in the King William Historic District, which was adopted in 1972. Historic districts do not regulate use of the property but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

"IDZ"

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.

Transportation

Thoroughfare: South Alamo

Existing Character: Local

Proposed Changes: None

Thoroughfare: Beauregard Street

Existing Character: Local

Proposed Changes: None

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

Routes Served: 34, 42, 51, 232, 251

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: There is no minimum parking requirement for “IDZ-1”.

ISSUE:

None.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is part of the Downtown Regional Center and is within a 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 located within Downtown Area Regional Center Plan and is designated as “Urban Low Density Residential” in the future land use plan. The requested base zoning district of “IDZ-1” is consistent with the current land use designation.

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. The requested “IDZ-1” limits potential impacts of the current “C-3” zoning and acts as a buffer between the nearby residential and other commercial properties.

3. Suitability as Presently Zoned:

The current “C-3” Commercial District is an appropriate zoning for the property situated in the commercial corridor and within the downtown region. The requested “IDZ-1” is more appropriate for the site and the surrounding area as it allows for better utilization of this downtown infill property with a mix of uses and reduced parking and setbacks.

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 Downtown Area Regional Center Plan:

The proposed “IDZ-1” zoning is consistent with the adopted Land Use Plan of the Downtown Area Regional Center Plan, which classifies the subject property as Urban Mixed-Use.

Goal 1: Preserve and Enhance Downtown’s Authenticity

- Grow and evolve in meaningful ways that encourage attachment between people and places;
- Respect historic and culturally significant places, including significant examples of more contemporary and modern architecture;
- Encourage adaptive reuse.

Goal 4: Diversify the Mix of Uses in the Downtown Core

- Encourage new and renovated buildings to incorporate a mix of uses;
- Encourage the development of vacant lots in the city center with a geographically balanced mix of uses;
- Cultivate entrepreneurship, small business, and innovation;
- Attract additional housing and a diversity of employment options in the Downtown core; and
- Create complete neighborhoods by providing residents with safe and convenient access to daily activities, goods, and services.

Goal 5: Leverage and enhance Downtown’s Reputation as a Destination for Hospitality and Tourism

- Create new and enhance existing destinations to provide additional cultural and entertainment opportunities for residents and visitors alike;
- Create safe and inviting gateways into the Downtown Area from both surface streets and highways;
- Ensure residents and visitors have places to eat, play, and experience San Antonio’s authentic culture;
- Create complementary uses that engage both visitors and residents.

6. Size of Tract:

The subject property is 0.052 acres, which could reasonably accommodate the requested light commercial development.

7. Other Factors:

This property is designated a local historic landmark (HS) and in the King William Historic District. Any proposed exterior alterations associated with the proposal will require approval from the Historic and Design Review Commission. 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. Requests for painting, repair, and signage have been reviewed and approved administratively by the Office of Historic Preservation.