



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-1456

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 2/16/2016

**Title:** ZONING CASE # Z2016085 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 S AHOD" General Industrial Airport Hazard Overlay District with Specific Use Authorization for Millwork and Wood Products Manufacturing to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2," Commercial District, Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery, Beer Garden and Hotel on 7.7104 acres of land out of NCB A-27 NCB 678, NCB 7057 and NCB 671 located at the 51 Essex Street, 601 and 604 Carolina Street, generally located at the intersection of Essex Street and South Cherry Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16024)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016-085 Location Map, 2. Z2016-085 Site Plan

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2016085

(Associated Plan Amendment 16024)

**SUMMARY:**

**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 S AHOD" General Industrial Airport Hazard Overlay District with Specific Use Authorization for Millwork and Wood Products Manufacturing

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2," Commercial District, Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery, Beer Garden and Hotel

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 16, 2016

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Mike Horn and Edgar Lozano

**Applicant:** Varga Endeavors LLC, c/o Efraim Varga

**Representative:** Efraim Varga

**Location:** 51 Essex Street, 601 and 604 Carolina Street

**Legal Description:** 7.7104 acres of land out of NCB A-27, NCB 678, NCB 7057 and NCB 671

**Total Acreage:** 7.7104

**Notices Mailed**

**Owners of Property within 200 feet:** 73

**Registered Neighborhood Associations within 200 feet:** Denver Heights Neighborhood Association

**Applicable Agencies:** San Antonio Aviation Department

**Property Details**

**Property History:** The property was within the City of San Antonio boundaries in 1938 and was originally zoned "L" Industrial District. Upon adoption of the 1965 Unified Development Code, the zoning designation converted to "I-2." A 1993 zoning case rezoned the property to "I-1" Light Industrial District. Upon adoption of the 2001 Unified Development Code, the zoning designation converted to the current "I-1" Industrial District. The property consists of office buildings, vacant buildings and industrial outdoor storage yards.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** I-1

**Current Land Uses:** Recyclers, Vacant Industrial Buildings

**Direction:** South

**Current Base Zoning:** I-1

**Current Land Uses:** Warehouses, Restaurant Supply Company

**Direction:** East

**Current Base Zoning:** RM-4, C-3 NA, C-2 NA

**Current Land Uses:** Small Business, Bar, Single-Family Residential

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Appliance Outlet, Foam Design Company, Commercial Buildings

**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.

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:** Essex Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Carolina Street

**Existing Character:** Minor Arterial

**Proposed Changes:** None known

**Thoroughfare:** South Cherry Street

**Existing Character:** Collector Street

**Proposed Changes:** None known

**Public Transit:** VIA bus route #32 stops at the intersection of Carolina Street and South Cherry Street.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required. Infill Development (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 proposed zoning will result in the subject property retaining the "I-1" base zoning districts.

**FISCAL IMPACT:**

None.

**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 Arena District/Eastside Community Plan and is currently designated as "Light Industrial" in the land use component of the plan. The requested "IDZ" base zoning district with uses permitted in "C-2," Commercial, Multi-Family Residential Uses not to exceed 100 units per acre, Bar, Micro-Brewery, Beer Garden and Hotel is not consistent with the adopted land use designation. The applicant

submitted a plan amendment to change the land use classification to “Mixed Use.” Staff and Planning Commission recommend approval.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts to neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The existing “I-1” base zoning district is suitable, however many industrial buildings in the surrounding area are vacant and in need of repair. In addition, there is no buffer between the industrial uses and the low-density residential uses directly adjacent to the subject property on the east side. The proposed use is more suitable due to the proximity to the Alamodome and freeways and will complement the revitalization of the near Eastside of the city and will provide a buffer between the freeway to the west and the residences to the east.

**4. Health, Safety and Welfare:**

Staff has not found any evidence of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The proposed use meets the goal that mixed use developments should be located at the intersection of a collector and arterial streets, two arterial streets, or where an existing commercial area has been established. The subject property is surrounded by many collector and arterial streets as well as being near Interstate Highway 37 and Interstate Highway 10 interchange with easy freeway access to and from the development.

**6. Size of Tract:**

The 7.7104 acre site is of sufficient size to accommodate the proposed development.

**7. Other Factors:**

None.