



# City of San Antonio

## Legislation Details (With Text)

**File #:** 14-2870

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 12/4/2014

**Title:** ZONING CASE # Z2015001 (District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District on Lot A-6, Block 100, NCB 273 located at 301 Colima Street. Staff and Zoning Commission recommend approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2015-001, 2. Z2015001\_Site Plan, 3. Z2015001, 4. DRAFT ORDINANCE, 5. Ordinance 2014-12-04-0992

Date	Ver.	Action By	Action	Result
12/4/2014	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 5

**SUBJECT:**  
Zoning Case Z2015001

**SUMMARY:**

**Current Zoning:** "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 4, 2014

**Case Manager:** Pedro Vega, Planner

**Property Owner:** Peanut Factory Lofts, Ltd.

**Applicant:** Big Red Dog Engineering (Russell Yeager)

**Representative:** Big Red Dog Engineering (Russell Yeager)

**Location:** 301 Colima Street

**Legal Description:** Lot A-6, Block 100, NCB 273

**Total Acreage:** 0.106

**Notices Mailed**

**Owners of Property within 200 feet:** 23

**Neighborhood Associations:** None

**Planning Team Members:** Downtown Neighborhood Plan - 66

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned “L” First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “I-2” Heavy Industrial District. The property is developed with a single one story structure measuring approximately 2,864 square feet built in 1959. The subject property is platted in its current configuration.

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

**Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “I-2”

**Current Land Uses:** Vacant Land and Motel

**Direction:** West

**Current Base Zoning:** “IDZ”

**Current Land Uses:** Apartments Under Construction

**Direction:** South across Colima Street

**Current Base Zoning:** “MF-33 HS IDZ”

**Current Land Uses:** Apartments Under Construction

**Direction:** East across South Frio Street

**Current Base Zoning:** “R-4”

**Current Land Uses:** Single-Family Dwellings

**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:** Colima Street

**Existing Character:** Local Street; one way in each direction without sidewalks

**Proposed Changes:** None known

**Thoroughfare:** South Frio Street

**Existing Character:** Secondary Arterial Type A; 2 lanes in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the number 68 line and 268 line, which operate along South Frio Street and Guadalupe Street, north 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:** Off-street vehicle parking requirements are typically determined by the type of use and building size. Therefore, accurate parking requirements for the subject property cannot be determined at this time.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current heavy industrial classification, restricting future land uses to those permissible in the "I-2" zoning district.

**FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

**RECOMMENDATION:**

Staff and Zoning Commission (8-0) recommend approval.

**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 Downtown Neighborhood Plan, and is currently designated as Residential in the Future Land Use Plan. The requested "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District is consistent with the Future Land Use designation.

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

Granting of the "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District will not likely have an adverse impact on the neighboring lands. This area is in the process of revitalization and rezoning the property will encourage and promote the revitalization goals of the neighborhood.

**3. Suitability as Presently Zoned:**

The existing "I-2" Heavy Industrial District is not appropriate and consistent with the adopted land use plan; however, it is consistent with the other zoning in the area. The Downtown Neighborhood Plan encourages redevelopment of this area, transitioning from industrial to retail and service uses.

The proposed "IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District will not change the overall character of the community.

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

Staff has found no indication of likely adverse effects on the public health, safety, or welfare related to the

"IDZ" Infill Development Zone District with uses permitted in "C-2" Commercial District. The "IDZ" district is meant to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective. The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

**6. Size of Tract:**

The subject property is 0.106 of an acre and appears to be of sufficient size to accommodate the proposed uses with the flexibility offered by the "IDZ" district.

**7. Other Factors:**

The "IDZ" zoning district is meant to provide flexible standards for the development and reuse of underutilized parcels. Further, the "IDZ" district includes design criteria for new construction intended to create infill development that is proportional to surrounding development. The site is located in an area where there is accessibility to public services and traffic circulation to major thoroughfares.

The subject property is part of a larger project known as the Peanut Factory.