



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-1572

**Type:** Zoning Case

**In control:** Zoning Commission

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

**Title:** ZONING CASE # Z2016086 (Council District 1): A request for a change in zoning from "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District to "IDZ RIO-2 AHOD" Infill Development Zone River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District on 0.289 acres of land out of NCB 7007 located 102 West Josephine Street. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2016-086 Location Map, 2. Z2016-086 Site Plan

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

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2016086

**SUMMARY:**

**Current Zoning:** "I-1 RIO-2 AHOD" General Industrial River Improvement Overlay Airport Hazard Overlay District

**Requested Zoning:** "IDZ RIO-2 AHOD" Infill Development River Improvement Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and "RM-4" Residential Mixed District

**BACKGROUND INFORMATION:**

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

**Case Manager:** Erica Greene, Planner

**Property Owner:** QWERCKY, LTD

**Applicant:** Chris Erck

**Representative:** Peter Raab

**Location:** 102 West Josephine Street

**Legal Description:** 0.289 acres of land out of NCB 7007

**Total Acreage:** 0.289

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** Tobin Hill Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1995 case, ordinance 83331, zoned the subject property as "I-1(UC)" Light Industry Urban Corridor District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-6

**Current Land Uses:** Single Family Residential

**Direction:** West

**Current Base Zoning:** I-1

**Current Land Uses:** Vacant Building

**Direction:** South

**Current Base Zoning:** IDZ

**Current Land Uses:** Bar/Restaurant

**Direction:** East

**Current Base Zoning:** UZROW

**Current Land Uses:** None

**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.

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

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:** West Josephine Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** East Elmira Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus routes are #10 and #9 located within walking distance of the subject property.

**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:**

A denial of the request will result in the subject property retaining the current "I-1 RIO-2" General Industrial River Improvement Overlay District.

**FISCAL IMPACT:**

None.

**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 property is located within the Tobin Hill Neighborhood Plan, and is currently designated as Mixed Use in the future land use component of the plan. The requested "IDZ" Infill Development base zoning district is consistent with the future land use designation.

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

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

**3. Suitability as Presently Zoned:**

The current "I-1 RIO-2" base zoning district is appropriate for the subject property's location. The adjacent property to the north is zoned "R-6" and the property zoned to the south is zoned "IDZ" for a bar and restaurant

which works in conjunction with surrounding single-family dwellings and commercial building in the zoning district. The request to rezone the subject property follows the current pattern of development.

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

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

**5. Public Policy:**

The rezoning request does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property totals 0.289 acres in size, which should reasonably accommodate the uses permitted in “IDZ RIO-2” Infill Development River Improvement Overlay District.

**7. Other Factors:**

The applicant proposes converting the subject property into a specialty guitar store as well as a residential duplex. The subject’s location on West Josephine Street, surrounded by commercial and residential uses make the requested zoning change appropriate