



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-1041

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 12/19/2017

**Title:** ZONING CASE # Z2018020 (Council District 5): A request for a change in zoning from "I-1 AHOD" General 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 A2, NCB 2828, located at 1913 South Flores Street. Staff recommends Approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2018020

**SUMMARY:**

**Current Zoning:** "I-1 AHOD" General 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:** December 19, 2017

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Sergio Martinez

**Applicant:** Branden R. Lopez

**Representative:** Branden R. Lopez

**Location:** 1913 South Flores Street

**Legal Description:** Lot A2, NCB 2828

**Total Acreage:** 0.4289

**Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** Collins Gardens Neighborhood Association and Lonestar Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was included in the Original City Limits of San Antonio and zoned "J" Commercial District. The current "I-1" General Industrial District converted from the previous "J" base zoning district upon 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 inclusion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** I-1

**Current Land Uses:** Vacant Commercial, Union Pacific Railroad

**Direction:** East

**Current Base Zoning:** I-1, IDZ

**Current Land Uses:** Bar, Retail

**Direction:** South

**Current Base Zoning:** I-1, MF-33

**Current Land Uses:** Briscoe Elementary

**Direction:** West

**Current Base Zoning:** I-2

**Current Land Uses:** Vacant Lot

**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:** South Flores Street

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None known

**Thoroughfare:** Cassiano Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** The nearest bus stop (Stop #46157) is south of the property on South Flores Street along Bus Routes 43 and 44. Northwest of the property, Bus Routes 51 and 54 pass on Nogalitos Street.

**Traffic Impact:** A Traffic Impact Analysis (TIA) Report is not required. Infill Development Zone (IDZ) is exempt from TIA requirements as per the United Development Code (UDC).

**Parking Information:** IDZ waives parking requirements.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. 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 located within a Regional Center. The subject property is located within a half (1/2)-mile of the Rockport Subdivision 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 the Lonestar Neighborhood Plan and is currently designated as “Low Density Mixed Use” in the land use component of the plan. The requested “IDZ” base zoning district is consistent with the adopted land use designation.

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

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

**3. Suitability as Presently Zoned:**

The existing “I-1” base zoning district is not appropriate for the surrounding area. Although there is much industrial zoning in the vicinity, the area is primarily commercial and residential uses. The “I-1” base zoning district consists of uses too intense for this area.

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

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There is an

existing business on the subject property already with commercial uses, so the request would be bringing the use into compliance with the zoning.

**5. Public Policy:**

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

**6. Size of Tract:**

The 0.4289 acre site is of sufficient size to accommodate the proposed development. The structure is already developed and located on the property.

**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 applicant's request is consistent with "IDZ" because it meets:

- The Master Plan's Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.
- The Master Plan's Policy for Urban Design - Policy 1e, because it allows zero setbacks for commercial and multi-family developments.