City of San Antonio

Legislation Details (With Text)

File #:	16-5465
Type:	Zoning Case
	In control: City Council A Session
On agenda:	11/3/2016
Title:	ZONING CASE # Z2016247 (Council 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 detached single-family residential uses not to exceed 21 units per acre on Lot 8 and 9, Block 1, NCB A-15, located at 201 Probandt Street and 430 Clay Street. Staff and Zoning Commission recommend Approval.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Z2016247 Location Map, 2. Z2016247 Minutes, 3. Z2016247 Site Plan_Revised, 4. Draft Ordinance.pdf, 5. Ordinance 2016-11-03-0870

Date	Ver.	Action By	Action	Result
11/3/2016	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2016247

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with detached single-family residential uses not to exceed 21 units per acre

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 4, 2016

Case Manager: Erica Greene, Planner

Property Owner: Bohls Bearing Limited Partnership

Applicant: Bohls Bearing Limited Partnership

Representative: Brown & Ortiz, P.C

Location: 201 Probandt Street and 430 Clay Street

Legal Description: Lot 8 and 9, Block 1, NCB A-15

Total Acreage: 0.60

Notices Mailed
Owners of Property within 200 feet: 12
Registered Neighborhood Associations within 200 feet: Lonestar 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 "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy 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: IDZ
Current Land Uses: South Town Flats (Apartment Complex)

Direction: West
Current Base Zoning: RM-5
Current Land Uses: Apartment Complex

Direction: South
Current Base Zoning: I-2
Current Land Uses: Bohls Equipment (Commercial Building)

Direction: East
Current Base Zoning: I-1
Current Land Uses: Desk Galore Office Furniture (Commercial Building)

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: Probant Street
Existing Character: Major Arterial
Proposed Changes: None

Thoroughfare: Clay Street
Existing Character: Local Street
Proposed Changes: None

Public Transit: The nearest VIA bus route is #46 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-2 AHOD" Heavy Industrial Airport Hazard Overlay District.

FISCAL IMPACT:
None.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) 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 Lone Star Community Plan, and is currently designated as Low Density Mixed Use in the future land use component of the plan. The requested "IDZ" Infill Development base zoning district with detached single-family residential uses not to exceed 21 units per acre 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-2" base zoning districts is appropriate for the subject property's location. The requested zoning district of "IDZ" with detached single-family residential uses not to exceed 21 units per acre is also appropriate for the subject property's location.

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 land use goals and strategies of the Lone Star Community Plan that support redeveloping vacant and underutilized parcels and a mix of uses into new development and redevelopment projects. The rezoning will make the subject property more compatible with existing development.

6. Size of Tract:

The subject property totals 0.060 acres in size, which should reasonably accommodate the uses permitted in "IDZ" with detached single-family residential uses not to exceed 21 units per acre.

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 of 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.