



City of San Antonio

Legislation Details (With Text)

File #: 17-2376

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/4/2017

Title: ZONING CASE # Z2017099 (Council District 1): 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 "MF-33" Multi-Family District on 1.300 acres out of NCB 6789, located at 739 through 747 East Locust Street and 314-318 W. Grayson. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017099

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 "MF-33" Multi-Family District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 4, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: HG Property Management LP

Applicant: Flasher SOJO LP

Representative: Steve Yndo

Location: 739-747 E. Locust Street; 314-318 W. Grayson Street

Legal Description: 1.300 acres out of NCB 6789

Total Acreage: 1.300

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association

Applicable Agencies: None

Property Details

Property History: The current "I-1" General Industrial changed from the previous Temporary "J" Commercial District, which was established by Ordinance 8331, dated December 14, 1995.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: West, North

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

Current Land Uses: General Industrial, Commercial, Infill Development Zone with uses permitted in "C-2" and "MF-25".

Direction: East, South

Current Base Zoning: R-6, I-1, C-3NA

Current Land Uses: Residential Single-Family, General Industrial, General Commercial, Nonalcoholic Sales

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: E. Locust Street and W. Grayson Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #8 and is within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Wrecker Service: N/A

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

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 Community Plan, and is currently designated as Mixed Use in the future land use component of the plan. The requested "IDZ" 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" base zoning district is not appropriate for the surrounding area. The subject property is bounded by Single-Family Residential homes.

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 the land use goals and strategies of the Tobin Hill Community Plan. The current Land Use Category of Low Density Mixed Use includes "IDZ" as a corresponding zoning. The application for "IDZ" is consistent with the objectives of comprehensive plan.

6. Size of Tract:

The subject property measures 1.3 acres which should reasonably accommodate the uses permitted in "IDZ AHOD" Infill Development Zone District with uses permitted in "MF-33".

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.