



City of San Antonio

Agenda Memorandum

File Number: 13-1042

Agenda Item Number: Z-11.

Agenda Date: 12/5/2013

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Zoning Case Z2014001

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 5, 2013

Case Manager: Osniel Leon, Planner

Property Owner: 1902, LLC (by Boyan Kalusevic, Managing Member)

Applicant: Boyan Kalusevic

Representative: Boyan Kalusevic

Location: 111 East LaChappelle

Legal Description: 0.081 of an acre out of Lot 3, Block 1, NCB 2580

Total Acreage: 0.081

Notices Mailed

Owners of Property within 200 feet: 21

Neighborhood Associations: Lone Star Neighborhood Association; the Collins Garden association is located within 200 feet.

Planning Team Members: Lone Star Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as 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. In a City-initiated large-area case, the property was rezoned to the current “R-6” Residential Single-Family District. The property is undeveloped, and is not platted in its current configuration.

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

Adjacent Zoning and Land Uses

Direction: North and East

Current Base Zoning: “I-1”, “R-6” and “R-6 CD”

Current Land Uses: Duplexes, single-family residences and undeveloped land

Direction: South

Current Base Zoning: “I-2”, “I-1” and “IDZ”

Current Land Uses: Undeveloped land, metal and sign fabrication, warehousing and an art gallery

Direction: West

Current Base Zoning: “I-1”

Current Land Uses: Warehousing and manufacturing

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; one lane in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: East LaChappelle

Existing Character: Local Street; one lane in each direction

Proposed Changes: None know

Public Transit: The nearest VIA bus lines are the 43, 44, and 46, which operate along Flores Street and Probandt Street.

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

Parking Information: Off-street vehicle parking requirements are typically determined by type of use and building size.

Alcohol-distillation, storage - Minimum Parking Requirement: 1 per 600 square feet of GFA. Maximum Parking Requirement: 1 per 350 square feet of GFA.

Infill Development Zone waives off-street parking requirements.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the existing single-family residential zoning designation.

FISCAL IMPACT:

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

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 subject property is located within the Lone Star Community Plan and is designated as Low Density Mixed Use in the future 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 found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. This area is in the process of revitalization and rezoning this property to “IDZ” will encourage and promote the revitalization goals of the Future Land Use Plan.

3. Suitability as Presently Zoned:

The existing “R-6” zoning district is not consistent with the adopted land use designation. Low Density Mixed Use includes a mix of low intensity residential and commercial uses integrated into one structure, or found on the same lot or block.

4. Health, Safety and Welfare:

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

5. Public Policy:

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.

6. Size of Tract:

The subject property is of sufficient size (0.081 acres) to accommodate the proposed uses, with the flexibility provided by the “IDZ” district.

7. Other Factors:

The rezoning request is meant to allow expansion of the operations currently under construction at 1902 South Flores Street, which was rezoned in September 2012.

