



City of San Antonio

Agenda Memorandum

File Number: 15-3619

Agenda Item Number: Z-3.

Agenda Date: 8/6/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015193

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Requested Zoning: "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Zone Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 2, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: 202 Keller L.L.C., Peter Greenblum, President

Applicant: Salah Diab (Seda Consulting Engineers, Inc.)

Representative: Salah Diab (Seda Consulting Engineers, Inc.)

Location: 202 Keller Street

Legal Description: Lot 1, 2, 3, 4, 5 and East 12 feet of Lot 6, Block 4, NCB 2577

Total Acreage: 0.88

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: Collins Garden Neighborhood Association

Planning Team: Lone Star Community Plan - (No Planning Team)

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938, and was originally zoned “J” and “L” Districts. Upon adoption of the 1965 Unified Development Code, the property converted to “I-1” General Industrial District and “I-2” Heavy Industrial District. The property is undeveloped.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6, R-6 CD, I-2 HS

Current Land Uses: Single-Family Residences, Pickard Pecan

Direction: West

Current Base Zoning: R-6, R-6 CD

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: I-1

Current Land Uses: Church

Direction: East

Current Base Zoning: I-1

Current Land Uses: Church Hall

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: Keller Street

Existing Character: Local Street, one lane in each direction

Proposed Changes: None known

Thoroughfare: Nogalitos Street

Existing Character: Local Street, one lane in each direction

Proposed Changes: None known

Public Transit: VIA bus route 43-South Flores stops at the corner of Cevallos Street and Nogalitos Street.

Traffic Impact: “IDZ” zoning is exempt from TIA requirements.

Parking Information: The “IDZ” Infill Development Zone District eliminates off-street parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the base zoning “C-2” Commercial District designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) 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 currently designated as Low Density Mixed Use in the future land use component of the plan. The requested “MF-25” Low Density Multi-Family base zoning district with “IDZ” Infill Development Zone overlay district are consistent with the Low Density Mixed Use land use designation.

2. Adverse Impacts on Neighboring Lands:

The proposed "MF-25 IDZ AHOD" Low Density Multi-Family Infill Development Airport Hazard Overlay District will not result in adverse impacts to neighboring lands, but will add much needed housing stock to the area.

3. Suitability as Presently Zoned:

The existing “I-1” and “I-2” base zoning district are not appropriate for the subject property. The properties surrounding the subject property consist of residential and public/institutional buildings, such as churches and private schools. The requested zoning would be in character and a more suitable use of the subject property.

4. Health, Safety and Welfare:

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

5. Public Policy:

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

6. Size of Tract:

The subject property totals 0.88 acres in size, which adequately accommodates the uses permitted in the requested zoning district.

7. Other Factors:

None.