



City of San Antonio

Legislation Details (With Text)

File #: 15-3612
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/16/2015
Title: ZONING CASE # Z2015207 (Council District 5): A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in a "C-2" Commercial District, an "MF-18" Limited Density Multi-Family District and a Party House, Reception Hall, and/or Meeting Facility on Lot 7, 9, 10, 21, 22, and 23, Block 4, NCB 2568 located at 411 East Cevallos Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-207_Location Map, 2. Z2015207_Site Plan

| Date | Ver. | Action By | Action | Result |
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2015207

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, "MF-18" Limited Density Multi-Family District and a Party House, Reception Hall, and/or Meeting Facility

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 16, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Johnny P. Hernandez

Applicant: Johnny P. Hernandez

Representative: Raul Rodriguez

Location: 411 East Cevallos Street

Legal Description: Lot 7, 9, 10, 21, 22, and 23, Block 4, NCB 2568

Total Acreage: 0.485

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: North Central 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 "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "I-2" Heavy Industrial District. The site is currently developed with one single-family residence.

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: Loft Apartments

Direction: West

Current Base Zoning: IDZ

Current Land Uses: Loft Apartments

Direction: South

Current Base Zoning: IDZ

Current Land Uses: Commercial Parking Lot

Direction: East

Current Base Zoning: IDZ, I-2

Current Land Uses: Vacant Land, Restaurant

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: East Cevallos

Existing Character: Local Street; 1 lane in each direction with sidewalks

Proposed Changes: None known.

Public Transit: The nearest VIA bus lines 43, 44, 51, 54 and 243 operate along South Flores Street, east of the subject property; and VIA bus lines 46 and 246 operate along Probandt Street, west of the subject property.

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

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

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current Heavy Industrial zoning classification, restricting future land uses to those permissible in the “I-2” zoning district.

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 subject property is located within the Lone Star Community Plan and is designated as High Density Mixed Use in the future land use component of the plan. The requested "IDZ AHOD" base zoning district is consistent with the adopted land use designation. High Density Mixed Use includes a mix of residential and commercial uses integrated into one structure, or found on the same lot or block.

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.

3. Suitability as Presently Zoned:

A restaurant and residence are currently located at the subject property; therefore, the current “I-2” Heavy Industrial zoning designation is not suitable for the subject property. The requested "IDZ AHOD" uses permitted in “C-2” Commercial District, “MF-18” Limited Density Multi-Family District and a Party House, Reception Hall, and/or Meeting Facility is appropriate for the subject property. Staff believes the proposed uses will be compatible with the surrounding land uses and overall character of the area.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request.

5. Public Policy:

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

6. Size of Tract:

The 0.485 acre tract is of sufficient size to accommodate the proposed development.

7. Other Factors:

The subject property is located in close proximity to High Density Mixed Use redevelopment along East Cevallos, Clay Street and Probandt Street, with access to public transit. Staff finds the requested zoning to be appropriate and in character with the surrounding zoning and uses.