



City of San Antonio

Legislation Details (With Text)

File #: 15-4150
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/1/2015
Title: (POSTPONED) ZONING CASE # Z2015243 (Council District 2): A request to change the zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses not to exceed twenty-seven (27) units per acre on Lots 6, 7, and 8, Block 25, NCB 507 located at 403 and 409 Sherman Street, and 1210 North Hackberry Street. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-243 Location Map, 2. Z2015243 Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2015243

SUMMARY:
Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Residential uses not to exceed twenty-seven (27) units per acre

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 4, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: SA Rental Group- Clint Belew, Manager

Applicant: Jose Villagomez, P.E. - Villagomez Engineering Company

Representative: Jose Villagomez, P.E. - Villagomez Engineering Company

Location: 403 and 409 Sherman Street, 1210 North Hackberry Street

Legal Description: Lot 6, 7, 8, Block 25, NCB 507

Total Acreage: 0.459

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association (outside boundaries)

Planning Team: Arena District/Eastside Community Planning Team -22

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject property was part of the original City of San Antonio limits in 1938 and was originally zoned as "L" First Manufacturing District. In 1965, the zoning converted to the current "I-1" General Industrial District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1

Current Land Uses: Industrial Company and Office Buildings

Direction: West

Current Base Zoning: I-1

Current Land Uses: Lumber Company

Direction: South

Current Base Zoning: RM-5 H, R-6 H, C-2 H

Current Land Uses: Single-Family Residences and Vacant Land

Direction: East

Current Base Zoning: I-1

Current Land Uses: Single-Family Residences and Industrial Company

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: North Hackberry Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Sherman Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None Known

Public Transit: VIA bus route # 24-East Houston stops at East Houston Street between Mesquite Street and North Cherry Street located one block south.

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 eliminates off street vehicle parking requirements. The applicant plans to provide the customary parking requirements for single-family residential uses according to the required site plan for the project. Single-family dwellings - Minimum Parking Requirement: 1space per unit. Maximum Parking Requirement: N/A

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning classification, restricting future land uses to those permissible in the “I-1” base 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 Arena/Eastside District Plan and is designated as Medium Density Residential in the future land use plan. The base zoning request of “IDZ” with uses permitted to allow twenty-seven units per acre is not consistent with future land use designation. The applicant has applied for a Plan Amendment to the Arena/Eastside District Plan to change the land use plan to High Density Residential. Staff recommends approval of the Plan Amendment.

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 subject property’s current zoning designation is suitable; however the proposed request will enable infill development and provide a suitable buffer between the industrial uses to the west, north and east of the property to the single-family residential uses to the south and further to the east.

4. Health, Safety and Welfare:

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

5. Public Policy:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

6. Size of Tract:

The subject property totals 0.459 acres in size, which should reasonably accommodate the use requested.

7. Other Factors:

None.