



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-5048  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 10/6/2015  
**Title:** ZONING CASE # Z2015292 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "R-6" Residential Single-Family Airport Hazard Overlay District to "IDZ" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District, Motorcycle Repair and two (2) Residential Units located on Lot 1 and 2, Block 2, NCB 2579 located at 1802 South Flores Street and 110 East Fest Street. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2015-292 Location Map, 2. Z2015-292 CD 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 Z2015292

**SUMMARY:**  
**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District and "R-6" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "IDZ" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2P" Commercial Pedestrian District, Motorcycle Repair and two (2) Residential Units

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** October 6, 2015

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** George Rocco, Jr.

**Applicant:** Tito H. Bradshaw

**Representative:** Tito H. Bradshaw

**Location:** 1802 South Flores Street and 110 East Fest Street

**Legal Description:** West 90 Feet of Lot 1, the North 30.7 Feet of the West 88.3 Feet of Lot 2 and the East 48 Feet of Lots 1 and 2, Block 2, NCB 2579

**Total Acreage:** 0.288

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** Collins Gardens Neighborhood Association

**Planning Team:** Lone Star Community Plan

**Applicable Agencies:** San Antonio Aviation Department

**Property Details**

**Property History:** The property was within the City of San Antonio boundaries in 1938 and was originally zoned "J" Commercial District. Upon adoption of the 1965 Unified Development Code, the zoning designation converted to "I-1" Light Industrial District. Upon adoption of the 2001 Unified Development Code, the "I-1" converted from Light Industrial District to the current General Industrial District. On December 14, 2006 with the approval of Ordinance 2006-12-14-1441, a city-initiated large-area rezoning case, the eastern portion of the property was zoned to the current "R-6" Single-Family Residential District. The property is currently developed with two residences totaling 2,177 square feet built between 1940 and 1942 and an industrial building totaling 2,336 square feet built in 1942.

**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:** I-1, I-2

**Current Land Uses:** Vacant Industrial, Academy

**Direction:** East

**Current Base Zoning:** R-6

**Current Land Uses:** Single-Family Residential

**Direction:** South

**Current Base Zoning:** I-1, I-2, R-6 CD, IDZ

**Current Land Uses:** Office Buildings, Bakery Equipment, Multi-Family Residential Use

**Direction:** West

**Current Base Zoning:** I-1, I-2

**Current Land Uses:** Vacant Commercial Building, Manufacturing 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:** South Flores Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** East Fest Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** VIA bus route #43 stops at the corner of South Flores Street and Simon Street.

**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.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the proposed zoning will result in the subject property retaining the “I-1” and “R-6” base zoning districts.

**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 Lone Star Community Plan and is currently designated as Low Density Mixed Use in the 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 to neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

**3. Suitability as Presently Zoned:**

The existing “I-1” and “R-6” base zoning districts are not consistent with the surrounding area.

**4. Health, Safety and Welfare:**

Staff has not found any evidence of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

Staff finds that the proposed zoning change imposes no adverse effect on any public policy objective. The proposed zoning change supports the goal outlined in section LU-5 of the Lone Star Community Plan because the it will “Relax development code requirements that prevent or significantly increase the cost of improving and reusing existing commercial buildings along the major corridors and redeveloping vacant and underutilized parcels; provide fee waivers and utilize TIRZ funds to offset the costs of returning these properties to productive use.”

**6. Size of Tract:**

The 0.288 acre site is of sufficient size to accommodate the proposed development.

**7. Other Factors:**

None.