



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-1459  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 2/16/2016  
**Title:** ZONINIG CASE # Z2016087 (Council District 2): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Homes not to exceed 33 units per acre on Lots, 4, 5, and 6, Block 5, NCB 488 located at 1604 North Hackberry Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 16025)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2016-087 Location Map, 2. Z2016-087\_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 Z2015087  
(Associated Plan Amendment 16025)

**SUMMARY:**

**Current Zoning:** "C-1 AHOD" Light Commercial Airport Hazard Overlay District

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Single-Family Homes not to exceed 33 units per acre

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 16, 2016

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

**Property Owner:** K/T TX Holdings, LLC

**Applicant:** K/T TX Holdings, LLC c/o John Cooley

**Representative:** John Cooley

**Location:** 1604 North Hackberry Street

**Legal Description:** Lots 4, 5, and 6, Block 5, NCB 488

**Total Acreage:** 0.47

**Notices Mailed**

**Owners of Property within 200 feet:** 33

**Registered Neighborhood Associations within 200 feet:** Government Hill Neighborhood Alliance

**Applicable Agencies:** San Antonio Aviation Department

**Property Details**

**Property History:** The subject property is located within the city limits as recognized in 1938 and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the base zoning district for the property was converted to "I-1" General Industrial District. A city-initiated area-wide 2010 zoning case was approved by City Council to change the zoning to the current "C-1" Light Commercial District. The property is currently vacant.

**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:** C-1, RM-5

**Current Land Uses:** Commercial Building, Single-Family Residential

**Direction:** South

**Current Base Zoning:** Interstate Highway 35 Access Road

**Current Land Uses:** Freeway

**Direction:** East

**Current Base Zoning:** RM-5, R-6, MF-33

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

**Direction:** West

**Current Base Zoning:** I-1, C-3 NA

**Current Land Uses:** Parking Lot, Culligan Water Company, Vacant Property, Single-Family Residential

**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.

Infill Development Zone (IDZ) provides flexible standards for developments. IDZ is to encourage and facilitate development on vacant, bypassed lands, or the redevelopment of underutilized buildings or structures, within existing built-up areas. IDZ may be approved as either a base zoning district or an overlay zoning district. Standards required in an IDZ district shall apply to either IDZ base zoning or the IDZ overlay district except where otherwise specifically stated. Typically IDZ gives flexibility to parking requirements, lots sizes, and setbacks.

### **Transportation**

**Thoroughfare:** North Hackberry Street

**Existing Character:** Local Street

**Proposed Changes:** None known

**Thoroughfare:** Interstate Highway 35 Access Road

**Existing Character:** Freeway

**Proposed Changes:** None known

**Public Transit:** VIA bus route #20 stops at the corner of Carson Street and North Hackberry Street two blocks, north of the subject property.

**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 waives off street vehicle parking requirements.

### **ISSUE:**

None.

### **ALTERNATIVES:**

Denial of the proposed zoning will result in the subject property retaining the “C-1” base zoning district.

### **FISCAL IMPACT:**

None.

### **RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval, pending Plan Amendment.

**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 Government Hill Neighborhood Plan and is currently designated as “Neighborhood Commercial” in the future land use plan. The requested “IDZ” Infill Development Zone District with Single-Family Homes not to exceed 33 units per acre is not consistent with the current land use classification. The applicant has submitted a plan amendment request to amend the future land use designation to “High Density Residential.” Staff and Planning Commission recommend approval of the Plan Amendment.

#### **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.

#### **3. Suitability as Presently Zoned:**

The property is suitably zoned. The proposed zoning request is also suitable and will bring additional housing stock to 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:**

The proposed use meets the Government Hill Neighborhood Plan's goal of locating high density residential uses along collectors, arterials, or highways. It will also function as a compatible transition between lower-density residential uses to the north and east of the property and the higher intensity uses to the west.

**6. Size of Tract:**

The 0.47 acre site is of sufficient size to accommodate the proposed development.

**7. Other Factors:**

The applicant is proposing thirteen (13) residential units on the subject property.