



City of San Antonio

Legislation Details (With Text)

File #: 16-3766
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/5/2016
Title: ZONING CASE # Z2016173 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Uses permitted in "C-2" Commercial District and a Microbrewery on Lots 1 & 2, Block 4, NCB 2583, located at 302 E. La Chapelle. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-173, 2. Z2016173_SP

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2016173

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 and a Microbrewery

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 05, 2016

Case Manager: Ernest Brown,

Property Owner: Deckard Holding, LLC

Applicant: San Antonio Brewing Company, LLC

Representative: Brent and/or Vena Deckard

Location: 302 E. La Chapelle

Legal Description: Lots 1 & 2, Block 4, NCB 2583

Total Acreage: 0.258

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-2" Heavy Industrial District. The subject property was platted in its current configuration as established in the Original 36 Squares Mile of the City of San Antonio City Limits. The subject property was developed in 1978 with storage warehouse in an approximately 8,418 square foot building.

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, West

Current Base Zoning: R-6, R-4, C-1 IDZ

Current Land Uses: Single-Family Residential, Vacant, Restaurant

Direction: East

Current Base Zoning: R-6, I-2

Current Land Uses: Single-Family Residential, Shop Yard, Mattress Shop

Direction: South

Current Base Zoning: R-6, I-2

Current Land Uses: Single-Family Residence, Warehouse

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 La Chappelle Street, Applewhite Street

Existing Character: Local, Type A

Proposed Changes: None known

Public Transit: The nearest VIA bus line to the subject property is the 43, 4 and 243 which operate along South Flores.

Traffic Impact: A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

Parking Information: “IDZ” Infill Development Zone waives minimum parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

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 currently designated as Low Density Mixed Use in the future land use component of the plan. The proposed “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 on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “I-2” base zoning district is not suitable as presently zoned for the current surrounding land uses.

4. Health, Safety and Welfare:

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

5. Public Policy:

The request does not appear to conflict with any public policy objective. The proposed development will provide improvements and enhance character, ambiance of mixed use with connection to downtown by transit.

6. Size of Tract:

The subject property measures 0.258 of an acre tract and accommodates infill development with limited parking.

7. Other Factors:

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.

