



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-1941  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 3/7/2017  
**Title:** ZONING CASE # Z2017064 (Council District 5): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and a Duplex on 0.121 acres out of NCB 2874, located at 2217 South Flores Street. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location Map, 2. Site Plan

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**  
Zoning Case Z2017064

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

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District and a Duplex

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** March 7, 2017

**Case Manager:** Nylicah Acosta, Planner

**Property Owner:** Mark Oppelt

**Applicant:** Jim Oppelt

**Representative:** Jim Oppelt

**Location:** 2217 South Flores Street

**Legal Description:** 0.121 acres out of NCB 2874

**Total Acreage:** 0.121

**Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:** Collins Garden Neighborhood Association and Lone Star Neighborhood Association

**Applicable Agencies:** Office of Historic Preservation

**Property Details**

**Property History:** The subject property was included in the original 36 square miles of the City of San Antonio and was zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district 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 floodplain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-5

**Current Land Uses:** Vacant Lot and Single-Family Residences

**Direction:** West

**Current Base Zoning:** C-2, R-5, and I-1

**Current Land Uses:** Single-Family Residences, Church, and Thrift Shop

**Direction:** South

**Current Base Zoning:** I-1 and R-6

**Current Land Uses:** Restaurant, Single-Family Residence, Corner Grocer, and Industrial

**Direction:** East

**Current Base Zoning:** R-5 and I-1

**Current Land Uses:** Vacant Building and Single-Family Residences

**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:** Secondary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Forrest Avenue

**Existing Character:** Local Road

**Proposed Changes:** None Known

**Public Transit:** VIA route 43 and 44 are in front of the subject property on S Flores 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 waives off-street vehicle parking requirements.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current 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 property is located within the Lone Star Neighborhood Plan, and is currently designated as Low Density Mixed Use in the future land use component of the plan. The requested “IDZ” Infill Development Zone base zoning district is consistent with the future land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. “IDZ” provides a more flexible approach to design and development of infill projects to create a community environment that is enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses.

**3. Suitability as Presently Zoned:**

The current “I-1” base zoning district is not appropriate for the subject property’s location. It is not ideal to have an intense industrial use within close proximity to surrounding single-family residences.

**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 rezoning request does not appear to conflict with any public policy objective, because the request is consistent with the plan.

**6. Size of Tract:**

The subject property totals 0.121 acres in size, which should reasonably accommodate the uses permitted in

“IDZ” Infill Development Zone District.

**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, lot sizes, and setbacks.