



# City of San Antonio

## Legislation Details (With Text)

**File #:** 17-2101  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 3/21/2017  
**Title:** ZONING CASE # Z2017083 (Council District 5): A request for a change in zoning from "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 21 units per acre to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family uses not to exceed 21 units per acre on Lots 11 and 24, Block 4, NCB 2568, located at 415 East Cevallos Street. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2017083 Location Map, 2. Z2017083 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 Z2017083

**SUMMARY:**  
**Current Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 21 units per acre

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Multi-Family uses not to exceed 21 units per acre

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** March 21, 2017

**Case Manager:** Erica Greene, Planner

**Property Owner:** Andrea J. Garcia

**Applicant:** Raymond Garcia

**Representative:** Raymond Garcia

**Location:** 415 East Cevallos Street

**Legal Description:** Lots 11 and 24, Block 4, NCB 2568

**Total Acreage:** 0.1939

**Notices Mailed**

**Owners of Property within 200 feet:** 15

**Registered Neighborhood Associations within 200 feet:** Lone Star Neighborhood Association

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was part of the original 36 square miles of the City and was previously zoned "L" First Manufacturing. A 1965 case, Ordinance #33412 zoned the subject property as "I-2" Heavy Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the "I-2" Heavy Industrial. A 2015 case, Ordinance 2015-07-0391 zoned the subject property as "IDZ" Infill Development Zone.

**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:** IDZ

**Current Land Uses:** Vacant Lot

**Direction:** West

**Current Base Zoning:** IDZ

**Current Land Uses:** Restaurant

**Direction:** South

**Current Base Zoning:** IDZ

**Current Land Uses:** Southtown Flats

**Direction:** East

**Current Base Zoning:** IDZ

**Current Land Uses:** Restaurant

**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:** Cevallos Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Probandt Street

**Existing Character:** Secondary Arterial

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus route is #46 within walking distance 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:**

A denial of the request will result in the subject property retaining the current 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 Community Plan, and is currently designated as High Density Mixed Use in the future land use component of the plan. The requested "IDZ" 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.

**3. Suitability as Presently Zoned:**

The current “IDZ” base zoning district is appropriate for the subject property’s location. The property was rezoned to its current zoning in 2015. The proposal will add commercial uses for a mixed use project. The properties that are located around the subject property include several multi-family residences and commercial properties which follow the current pattern for development of that area

**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 applicant requests a zoning change to allow for commercial and multi-family uses. The rezoning request does not appear to conflict with land use goals and strategies of the Lone Star Community Plan that rezones to provide for a range of housing types including single-family detached, townhouses, senior housing, live/ work units, and apartments and attract/ retain office, retail, and service uses through zoning and development

incentives.

#### **6. Size of Tract:**

The subject property totals 0.1939 acres in size, which should reasonably accommodate the uses permitted in "IDZ AHOD" Infill Development Zone District with uses permitted in "C-2" Commercial District and Multi-Family uses not to exceed 21 units per acre.

#### **7. Other Factors:**

The applicant proposes commercial and multi-family uses on the subject property. The properties that are located around the subject property include multi-family residences and restaurants. The proposed rezoning will not significantly alter the land use pattern and character of the immediate area. The proposed change is compatible with the existing pattern of development.

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.