



# City of San Antonio

## Legislation Details (With Text)

**File #:** 18-4248

**Type:** Zoning Case

**In control:** Zoning Commission

**On agenda:** 7/17/2018

**Title:** ZONING CASE # Z2018254 (Council District 5): A request for a change in zoning from "I-1 AHOD " General Industrial Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Meat and Poultry Processing and Live Animal Storage (Not Completely Enclosed) on 0.502 acres out of NCB 2533, located at 1818 South Zarzamora Street and 633 Ceralvo Street. Staff recommends Denial, with an Alternate Recommendation.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Site Plan

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 5

**SUBJECT:**

Zoning Case Z2018254

**SUMMARY:**

**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto and Light Truck Repair

**Requested Zoning:** "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-2" Commercial District and Meat and Poultry Processing and Live Animal Storage (Not Completely Enclosed)

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** July 17, 2018

**Case Manager:** Daniel Hazlett, Planner

**Property Owner:** Bertha Ortiz

**Applicant:** Omar Musid

**Representative:** Brown & Ortiz

**Location:** 1818 South Zarzamora Street and 633 Ceralvo Street

**Legal Description:** 0.502 acres out of NCB 2533

**Total Acreage:** 0.502

**Notices Mailed**

**Owners of Property within 200 feet:** 19

**Registered Neighborhood Associations within 200 feet:** Collins Garden Neighborhood Association, San Juan / Collins Gardens Neighborhood Association

**Applicable Agencies:** Planning Department

**Property Details**

**Property History:** The property was a part of the original 36-square miles of the City of San Antonio and was zoned "J" Commercial District and "L" First Manufacturing District. The "J" and "L" converted to "I-1" General Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The western portion of the property was rezoned from "I-1" to the current "C-2 CD" Commercial District with Conditional Use for Auto and Light Truck Repair by Ordinance 2018-04-05-0246, dated April 5, 2018.

**Topography:** The property does not include any abnormal physical features such as slope or incursion in a flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-2"

**Current Land Uses:** Family Dollar Store

**Direction:** East

**Current Base Zoning:** "I-1", "R-4"

**Current Land Uses:** Convenience Store, Single-Family Residence

**Direction:** South

**Current Base Zoning:** "I-1", "MF-33 IDZ"

**Current Land Uses:** Phone Retailer, Convenience Store, Apartments

**Direction:** West

**Current Base Zoning:** "I-1"

**Current Land Uses:** Bakery, Vacant Lot

**Overlay and Special District Information:**

"AHOD"

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 Zarzamora Street

**Existing Character:** Primary Arterial

**Proposed Changes:** None Known

**Thoroughfare:** Ceralvo Street

**Existing Character:** Local Street

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes 66, 268 and 520 are within walking distance of the property.

**Traffic Impact:** A Traffic Impact Analysis (TIA) report is not required. Infill Development Zone (IDZ) is exempt from TIA requirement.

**Parking Information:**

The “IDZ” Infill Development Zone District waives off-street vehicle parking requirements.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “C-2” Commercial District and “I-1” Commercial District.

**FISCAL IMPACT:**

None.

**PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:**

The property is not located within a Regional Center. The property is located within ½ of a mile of the Zarzamora Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial with an Alternate Recommendation of “IDZ” Infill Development Zone with uses permitted in “C-2” Commercial District.

**Criteria for Review:** According to Section 35-421, zoning amendments shall be based on the approval criteria below.

**1. Consistency:**

The adopted future land use map classifies the subject properties, and surrounding properties, as “Community Commercial”. The request to rezone from “I-1” and “C-2 CD” to “IDZ” would not require a plan amendment to the Guadalupe Westside Community Plan as the request for “IDZ” with uses permitted in “C- 2” is permitted in the Community Commercial land use category.

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

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested Meat and Poultry Processing and Live Animal Storage (Not Completely Enclosed) is incompatible with the surrounding properties which include single-family residences.

### 3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate base zoning for the property and surrounding area. The portion of the property that is currently zoned “I-1” General Industrial District is too intense of a base zoning for the area. The area includes a mix of base zonings to include the requested “IDZ”.

### 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 Guadalupe Westside Community Plan does not include higher intensity industrial zoning districts as permitted zoning districts. The plan does include Light Industrial as the highest intensity of industrial land use, which allows the “I-1” and “MI-1” industrial zoning districts. Under Section 35-311 of the Unified Development Code, the use of Poultry Processing and Live Poultry Storage-Completely Enclosed is permitted under the “I-2” and “MI-2” zoning districts.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

- GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.  
GCF Goal 6: Growth and city form support community health and wellness.
- GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

The requested “IDZ” with uses permitted in “C-2” and Meat and Poultry Processing and Live Animal Storage (Not Completely Enclosed) is not appropriate for the for the subject property. The adopted plan discourages high-intensity industrial uses and does include “I-2” or “MI-2” uses as approved zoning districts. Subsequently, uses only permitted in those heavy industrial zoning districts are also not appropriate. If approved, the requested zoning could have negative impact on neighboring residential uses by not providing adequate buffering or proper enclosure of live animals. Further, the requested zoning would permit future meat processing businesses that could have harmful impacts on air quality, create noise pollution, and attract unwanted vermin.

Staff recommends denial of the requested zoning with an alternate recommendation. An alternate recommendation of “IDZ” with uses permitted in “C-2” without Meat and Poultry Processing and Live Animal Storage (Not Completely Enclosed) would be more compatible with the surrounding residential uses and the adopted community plan.

### 6. Size of Tract:

The subject property is 0.502 of an acre, which could accommodate the proposed commercial development.

### 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 of 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.

The requested “IDZ” base zoning is supported by the following criteria:

- The applicant's request meets the Master Plan's Policy for Growth Management - Policy 1g, because it makes physical improvements on an inner city property encouraging redevelopment and infill development.
- The applicant's request meets the Master Plan's Policy for Economic Development - Goal 4, because it targets an area within Loop 410 and the southern sector.
- The applicant's request the Master Plan's Policy for Urban Design - Policy 4b, because it incentivizes property to encourage development in underutilized urban areas.
- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 1a, because it rezones vacant or underutilized property in and around neighborhoods to encourage redevelopment that is compatible in use and intensity with the existing neighborhood.