



City of San Antonio

Legislation Details (With Text)

File #: 18-6308
Type: Zoning Case
In control: Zoning Commission
On agenda: 11/20/2018
Title: ZONING CASE # Z-2018-900008 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District on Lot 11, Block 15, NCB 1292, located at 111 Seguin Street. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 2018-900004)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2018-900008
(Associated Plan Amendment PA2018-900004)

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

Requested Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 20, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: Gary Bleeke

Applicant: James Leonard

Representative: James Leonard

Location: 111 Seguin Street

Legal Description: Lot 11, Block 15, NCB 1292

Total Acreage: 0.232

Notices Mailed

Owners of Property within 200 feet: 19

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

Applicable Agencies: Fort Sam Houston

Property Details

Property History: The subject property was zoned "J" Commercial District by Ordinance OI-191, dated November 9, 1938. The property converted from "J" to the current "I-1" General Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1"

Current Land Uses: Apartments and Single-Family Residences

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Single-Family Residences and Vacant Lots

Direction: South

Current Base Zoning: "I-2"

Current Land Uses: Union Pacific Rail Yard, Restaurant, and Commercial Buildings

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Apartments

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: Seguin Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 20, 21

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The minimum number of parking spaces for a single-family residence is one (1) space per unit.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “I-1”. This district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines.

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 property is located within the Government Hill Neighborhood Plan, and is currently designated as “Light Industrial” in the future land use component of the plan. The requested “R-4” base zoning is not compatible with the future land use designation. The applicant is requesting a Plan Amendment from “Light Industrial” to “Low Density Residential” to accommodate the proposed rezoning. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested “R-4” will have less adverse impact on the surrounding residential areas than the current “I-1” designation.

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is not appropriate for the surrounding area. The subject property is bounded by residential uses.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. A change to “R-4” will improve the health, safety and welfare of the nearby community.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Government Hill Neighborhood Plan.

Government Hill Neighborhood Plan Relevant Goals and Objectives:

- Conserve, rehabilitate and/or replace (if necessary) housing stock.
- Redevelop and revitalize the neighborhood.

6. Size of Tract:

The subject property measures 0.232 acres which should reasonably accommodate single-family residences.

7. Other Factors:

The subject property is located within the Fort Sam Houston Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JB SA was notified of the proposed request.