City of San Antonio

Legislation Details (With Text)

File #:	18-6363
Type:	Zoning Case
	In control: City Council A Session
On agenda:	12/6/2018
Title:	ZONING CASE # Z2018347 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-1 UC-4 AHOD" General Industrial North St. Mary's Street Corridor Airport Hazard Overlay District to "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 36 units per acre and "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Street Urban Corridor Airport Hazard Overlay District with Multi-Family uses not to exceed 36 units per acre on 1.164 acres out of NCB 3029 and NCB 6789, located at 715-731 East Locust and 326-328 West Grayson. Staff and Zoning Commission recommend Approval.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Field Notes, 6. Ordinance 2018-12-06-0976

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2018347

SUMMARY:
Current Zoning: "I-1 UC-4 AHOD" General Industrial North St. Mary's Street Urban Corridor Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "IDZ UC-4 AHOD" Infill Development Zone North St. Mary's Urban Corridor Airport Hazard Overlay District with Multi-Family uses not to exceed 36 units per acre and "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 36 units per acre

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 6, 2018

Case Manager: Marco Hinojosa, Planner

Property Owner: SOJO Commons II LP, Mario and Rosa Bernal

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Applicant: SOJO Commons II LP

Representative: Frank Pakuszewski

Location: 715-731 East Locust and 326-328 West Grayson

Legal Description: 1.164 acres out of NCB 3029 and NCB 6789

Total Acreage: 1.164

Notices Mailed
Owners of Property within 200 feet: 32
Registered Neighborhood Associations within 200 feet: Tobin Hill Community Association
Applicable Agencies: Fort Sam and Planning Department

Property Details
Property History: The current “I-1” General Industrial changed from the previous Temporary "J” Commercial District, which was established by Ordinance 8331, dated December 14, 1995.

Topography: None.

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: “I-1” and “C-3NA”
Current Land Uses: Office Buildings and Single-Family Residences

Direction: East
Current Base Zoning: “IDZ”
Current Land Uses: Townhomes

Direction: South
Current Base Zoning: “C-3”, “C-1” and “R-6”
Current Land Uses: Flasher Equipment Co. and single-family residences

Direction: West
Current Base Zoning: “IDZ” and “C-1”
Current Land Uses: Townhomes and vacant commercial building

Overlay and Special District Information:
“UC”
The Urban Corridor overlay was established because there are many roadway corridors which have been and/or will continue to be very significant to the city. The corridors are important because they have shaped the sense of what individual neighborhoods are in their role as historic entrances to the city. Other corridors are significant because they serve as gateways to the city or because of surrounding natural, historic, cultural, and aesthetic areas. The establishment of “UC” serves to preserve, enhance, and perpetuate the value of specific roadway corridors.

"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: E. Locust Street and W. Grayson Street
Existing Character: Local Street
Proposed Changes: None
Public Transit: VIA bus routes are within walking distance of the subject property. Routes served: 8

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:
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 and Zoning Commission (8-0) recommend 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 Tobin Hill Community Plan, and is currently designated as "Low 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 "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 found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:
The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Tobin Hill Community Plan.

Tobin Hill Community Plan Relevant Goals and Objectives:

- GOAL 2: HOUSING - Improve the quality, appearance, and variety of existing and new housing for all ages while increasing home ownership and investment in the area.
    - 2.2.1 Encourage and facilitate the development of quality, compatible infill housing where appropriate.
    - 2.4.1 While preserving the neighborhood's historic housing inventory, encourage the utilization of available land to develop single family homes in the residential core of the neighborhood and, where appropriate, higher density housing (townhomes, condos, apartments) in areas designated as Low Density and High Density Mixed Use (see Development Guidelines).
    - 2.4.2 Encourage and facilitate the development of quality, diverse housing that is compatible with the character of the neighborhood

6. Size of Tract:

The subject property measures 1.164 acres which should reasonably accommodate multi-family uses not to exceed 36 units per acre.

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 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 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.
- The applicant's request the Master Plan's Policy for Neighborhoods - Policy 4a, because it preserves and revitalizes housing and promotes targeted infill housing in neighborhoods, particularly older neighborhoods located inside Loop 410.

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