



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-7974  
**Type:** Zoning Case  
**In control:** City Council A Session  
**On agenda:** 11/7/2019  
**Title:** ZONING CASE Z-2019-10700238 (Council District 1): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District on Lot 3 and Lot 4, Block 1, NCB 2101, located at 1106 Lombrano Street. Staff recommends Approval. Zoning Commission recommends Denial.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2019-11-07-0928

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z-2019-10700238

**SUMMARY:**

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

**Requested Zoning:** "IDZ-3 AHOD" High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-3" General Commercial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 15, 2019

**Case Manager:** Mercedes Rivas, Senior Planner

**Property Owner:** Charles S. Ramon

**Applicant:** Eduardo Castillo

**Representative:** Eduardo Castillo

**Location:** 1106 Lombrano Street

**Legal Description:** Lot 3 and Lot 4, Block 1, NCB 2101

**Total Acreage:** 0.120 acres

**Notices Mailed**

**Owners of Property within 200 feet:** 47

**Registered Neighborhood Associations within 200 feet:** West End Hope In Action Neighborhood Association

**Applicable Agencies:** Solid Waste Department

**Property Details**

**Property History:** The property is part of the original 36 Square Miles of San Antonio and was originally zoned "J" Commercial District. The subject property converted from "J" to "I-1" General Industrial with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001.

**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:** "I-1"

**Current Land Uses:** Church

**Direction:** East

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

**Current Land Uses:** Tax Service

**Direction:** West

**Current Base Zoning:** "MF-33"

**Current Land Uses:** Home

**Direction:** South

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

**Current Land Uses:** Auto Service

**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:** Lombrano Street

**Existing Character:** Local

**Proposed Changes:** None Known

**Thoroughfare:** North Zarzamora Street

**Existing Character:** Secondary Arterial Type B

**Proposed Changes:** None Known

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 89, 103, and 289

**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 parking minimum for Electric Repair - Heavy Equipment 1 per 300 sf GFA. Parking for "IDZ-3" is waived by 50%.

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "I-1" General Industrial.

**Current:** "I-1" 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. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

**Proposed:** The "IDZ-3" would allow Commercial usage, so long as they are described within the site plan. "C-3" Commercial districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

**FISCAL IMPACT:**

None.

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

The subject property is not within a Regional Center or located within the Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Approval. Zoning Commission (9-1) recommends Denial.

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

**1. Consistency:**

The subject property is not located within any Community, Neighborhood, or Sector Plan therefore a finding of consistency is not required.

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

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested “IDZ-3” with uses permitted in “C-3” is a downzoning of the current “I-1.”

**3. Suitability as Presently Zoned:**

The current “I-1” zoning is intense in relation to the adjacent “MF-33.” The proposed “IDZ-3” with uses permitted in “C-3” is more appropriate for the area.

**4. Health, Safety and Welfare:**

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

**5. Public Policy:**

The subject property is not within a Plan.

**"IDZ"**

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, lots sizes, and setbacks.

**6. Size of Tract:**

The subject property is 0.120 acres, which could reasonably accommodate commercial uses.

**7. Other Factors:**

None.