



City of San Antonio

Agenda Memorandum

File Number:16-4992

Agenda Item Number: Z-1.

Agenda Date: 10/6/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016216

SUMMARY:

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with uses permitted in "C-1" Light Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 6, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Marek Sieczynski

Applicant: Marek Sieczynski

Representative: Marek Sieczynski

Location: 110 Carter Street

Legal Description: N 80.8 feet of Lot 3, Block 3, NCB 2807

Total Acreage: 0.0918

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The subject property is currently vacant and undeveloped. It is platted as established in the original 36 square mile area of the City of San Antonio.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Retail Center, Walgreens

Direction: East

Current Base Zoning: I-1, C-3, I-1

Current Land Uses: Vacant, Corner Store, Vacant Bldg.

Direction: South, West

Current Base Zoning: I-1, MF-33

Current Land Uses: Single-Family Residential

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: Carter Street, West Laurel Street

Existing Character: Local, Type A

Proposed Changes: None known

Thoroughfare: North Zarzamora

Existing Character: Secondary Arterial, Type B

Proposed Changes: None known

Public Transit: The nearest VIA bus line to the subject property is route 520 which operate along North Zarzamora Street.

Traffic Impact: A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

Parking Information: "IDZ" Infill Development Zone waives minimum parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

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 not located within any of the adopted Neighborhood or Sector Plan. The existing “I-1” base zoning district is not consistent with the surrounding commercial development pattern.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “I-1” base zoning district is not suitable as presently zoned. The existing zoning is to intense zoning district for the existing land uses of retail and residential.

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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 0.0918 acres and is sufficient for a limited development with IDZ parking waiver if approved.

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 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