



City of San Antonio

Agenda Memorandum

File Number:18-3288

Agenda Item Number: 20.

Agenda Date: 5/15/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2018187

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-2" Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 15, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Oscar Montiel

Applicant: Oscar Montiel

Representative: Brown & Ortiz, P.C.

Location: 517 East Grayson Street

Legal Description: Lot 9, NCB 981

Total Acreage: 0.181

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Lone Star

Applicable Agencies: Lackland

Property Details

Property History: The property was a party of the original 36-square miles of the City of San Antonio and was zoned “J” Commercial District. 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: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1, IDZ

Current Land Uses: Vacant Lot, Green Dog Kennels, A.C.C.D. Property, Single-Family Residence, Duplexes

Direction: East

Current Base Zoning: I-1, IDZ, RM-4, RM-5

Current Land Uses: Duplexes, Single-Family Residences, Restaurant & Bar, Church

Direction: South

Current Base Zoning: IDZ, C-2, O-2, I-1

Current Land Uses: Single-Family Residences, Vacant Structures, Restaurant, SAISD Materials Management, SAISD Parking Lot, Vacant Lot, Duplex, Dog Park

Direction: West

Current Base Zoning: IDZ, I-1

Current Land Uses: Bar, Vacant Lot, Single- Family Residences, Refinishing Shop

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: Grayson Street

Existing Character: Local Road

Proposed Changes: None known

Thoroughfare: Austin Street

Existing Character: Local Road

Proposed Changes: None known

Thoroughfare: North Alamo Street

Existing Character: Minor Arterial

Proposed Changes: None known

Public Transit: VIA route 20 is within walking distance of the subject property.

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:

A denial of the request will result in the subject property retaining the current base zoning district. The General Industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Midtown Regional Center and the New Braunfels Metro Premium Plus route.

Staff Analysis and Recommendation: Staff recommends 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 Government Hill Neighborhood Plan, and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “IDZ” Infill Development Zone 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. The applicant proposes to renovate the property and use it for a barber/beauty shop. The change to “IDZ” is compatible with the surrounding properties that have the “IDZ” designation, and will remove the “I-1” General industrial District.

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is not appropriate for the subject property’s location. This area is seeing a lot of development, and eventually the “I-1” districts will be downzoned to accommodate for uses less intense that provide services and housing for the growing neighborhood.

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

6. Size of Tract:

The subject property totals 0.1815 acres in size, which reasonably accommodates the uses permitted in “IDZ” Infill Development Zone District.

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.

- 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 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.