



City of San Antonio

Agenda Memorandum

File Number:19-8495

Agenda Item Number: 13.

Agenda Date: 11/19/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z-2019-10700262

SUMMARY:

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Requested Zoning: "IDZ-1 AHOD" Low Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for eight (8) units

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 19, 2019

Case Manager: Michael Pepe, Planner

Property Owner: Tables and More LLC

Applicant: Rosalinda Cantu-McMullen

Representative: Rosalinda Cantu-McMullen

Location: 402 East La Chappelle

Legal Description: North 67.98 feet of Lots 8, 9, 10, 11, and 12, and the northeast 24.47 feet of Lot 7, Block 4, NCB 2583

Total Acreage: 0.4911

Notices Mailed

Owners of Property within 200 feet: 42

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

Applicable Agencies: Solid Waste Department

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and had a base zoning district of "L" Industrial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned "L" Industrial District converted to the current "I-2" Heavy Industrial District.

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: R-4

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: I-2

Current Land Uses: Warehousing

Direction: East

Current Base Zoning: I-2

Current Land Uses: Warehousing

Direction: West

Current Base Zoning: I-2

Current Land Uses: Warehousing

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: East La Chappelle

Existing Character: Local

Proposed Changes: Not Known

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

Routes Served: 9, 14, 43, 44, and 243

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 parking requirement for a multi-family dwelling is 1.5 spaces per unit. In the "IDZ-1" district, parking requirements are waived.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "I-2."

Current: This district accommodates uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The "I-2" district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the "L" or "I-1" district. 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: "IDZ-1" districts provide flexible standards for use, setbacks, and parking for the development and reuse of underutilized parcels within a qualifying area of the city. This particular IDZ designation would allow 8 dwelling units where indicated on the submitted site plan.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Downtown Regional Center and is located within the Premium Transit Corridor.

RECOMMENDATION:

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 subject property is located within the Lone Star Community Plan and is currently designated as "Low Density Mixed Use" in the future land use component of the plan. The requested "IDZ-1" Low Intensity Infill Development Zone District base zoning district is consistent with the future land use designation.

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.

3. Suitability as Presently Zoned:

The current "I-2" Heavy Industrial District is not an appropriate zoning for the property and surrounding area. Heavy Industrial uses have the potential to allow very intense industrial uses that create pollution, noise and heavy truck traffic adjacent to existing residential homes. The proposed "IDZ" allows development of a vacant building and provides for residential uses which are more consistent with 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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the Lone Star Community Plan:

- LU-1: Establish performance standards for industrial uses. Phase out industrial uses that do not comply with performance standards with a combination of zoning changes and relocation assistance.
- LU-2: Incorporate site and building design principles including attractive and functional streetscapes, inviting public spaces, creative design and material selection, sustainable development techniques, and a mix of uses into new development and redevelopment projects.
- LU-4: Utilize brownfield program to facilitate the redevelopment of vacant buildings and contaminated sites.
- LU-6: Establish policies that provide for a range of housing types that are affordable to people at most income levels.
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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 following “IDZ” criteria apply:

- 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.
- The applicant’s request the Master Plan’s Policy for Neighborhoods - Policy 1d, because it promotes conversion or adaptive reuse of vacant or underutilized commercial buildings to provide affordable infill housing.

6. Size of Tract:

The subject property is 0.4911 acres, which could reasonably accommodate the proposed residential dwelling units.

7. Other Factors:

The applicant submitted a site indicating no more than eight (8) residential units in the existing structure.

The “IDZ-1” only allows a maximum height of 2 ½ stories or 35 feet. The submitted site plan holds the applicant to the proposed design layout and location for eight (8) dwelling units.