



City of San Antonio

Agenda Memorandum

File Number:15-2222

Agenda Item Number: 11.

Agenda Date: 4/7/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2015123

SUMMARY:

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to exceed 21 units per acre.

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 7, 2015

Case Manager: Logan Sparrow, Planner

Property Owner: Andrea J. Garcia

Applicant: Jorge Canales

Representative: Jorge Canales

Location: 415 East Cevallos Street

Legal Description: Lot 1124, Block 4, NCB 2568

Total Acreage: 0.1939 acres

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

Planning Team: None

Applicable Agencies: San Antonio ISD

Property Details

Property History: The property is currently zoned “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District, which was zoned by the original zoning Ordinance, dated November 03, 1938. Several other properties along East Cevallos Street were rezoned to “IDZ” Infill Development Zone under zoning case number Z2007182. The proposed use is consistent with the pattern of development in the community and is consistent with the land use plan.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “IDZ” Infill Development Zone

Current Land Uses: Vacant

Direction: East

Current Base Zoning: “I-2” Heavy Industrial

Current Land Uses: Restaurant

Direction: South

Current Base Zoning: “IDZ” Infill Development Zone

Current Land Uses: Proposed Multi-Family project

Direction: West

Current Base Zoning: “I-2” Heavy Industrial

Current Land Uses: Restaurant

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: East Cevallos Street

Existing Character: Local Street. One lane in each direction with sidewalks.

Proposed Changes: None known.

Thoroughfare: Probandt Street

Existing Character: Secondary Arterial Type A. Two lanes in each direction without sidewalks.

Proposed Changes: None known.

Public Transit: VIA bus routes 46 and 246 operate along Probandt Street east of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested rezoning would result in the subject property retaining its current “I-2” Heavy Industrial zoning.

FISCAL IMPACT:

None.

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 Land Use Plan and is currently designated as High Density Mixed Use in the land use component of the plan. The requested “IDZ” Infill Development Zone base zoning district is consistent with the adopted land use designation. The request to rezone to “IDZ” with multi-family uses at 21 units an acre, which would allow a total of four units, is also consistent with the use pattern along East Cevallos Street.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “I-2” Heavy Industrial base zoning district is not appropriate for the surrounding area as it is not consistent with the future land use component of the Lone Star Land Use Plan.

4. Health, Safety and Welfare:

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

5. Public Policy:

The requested rezoning does not appear to be in conflict with any public policy, including the Lone Star Land Use Plan.

6. Size of Tract:

The 0.1939 acre site is of sufficient size for the proposed development.

7. Other Factors:

None.