



City of San Antonio

Agenda Memorandum

File Number:15-2490

Agenda Item Number: 9.

Agenda Date: 4/21/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2015145

SUMMARY:

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

Requested Zoning: "IDZ AHOD" Infill Development Zone Airport Hazard Overlay District with Multi-Family uses not to Exceed 38 Dwelling Units per Acre

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 21, 2015

Case Manager: Logan Sparrow, Planner

Property Owner: Roma Properties, LLC

Applicant: Cristopher D. Troiani

Representative: Cristopher D. Troiani

Location: 2419 South Presa Street

Legal Description: Lot 19, 20, Block 9, NCB 3128

Total Acreage: 0.1584

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: Roosevelt Park Neighborhood Association

Planning Team: None

Applicable Agencies: None

Property Details

Property History: The property was originally zoned “J” Industrial District as part of the City of San Antonio’s original zoning, which was established by Ordinance 191, dated November 3, 1938. After the adoption of the 1965 Unified Development Code, the property converted to “I-1” Industrial zone, and after the 2001 Unified Development Code was adopted, the subject property converted again to “I-1” General Industrial zone.

Topography: None

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1” General Industrial

Current Land Uses: Single-Family Dwelling

Direction: South

Current Base Zoning: “C-2 IDZ” Commercial Infill Development Zone

Current Land Uses: Restaurant

Direction: East

Current Base Zoning: “I-1” General Industrial

Current Land Uses: Thrift Store

Direction: West

Current Base Zoning: “R-4” Residential Single-Family

Current Land Uses: Single-Family Dwelling

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: South Presa Street

Existing Character: Secondary Arterial B

Proposed Changes: Currently under general repair in front of subject property

Thoroughfare: Baity Court

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA Bus Routes 36 and 242 operate along South Presa Street to the northwest 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: The requested “IDZ” Infill Development Zone waives parking requirements for the subject property. However, the applicant has provided space for two parking spaces on the site plan submitted

with the application.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested rezoning would result in the subject property retaining its current “I-1” General Industrial base zone.

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 Future Land Use Plan and is currently designated as Low Density Mixed-Use in the land use component of the plan. The requested “IDZ” Infill Development Zone is consistent with the adopted land use designation.

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-1” General Industrial base zoning district is not appropriate for the surrounding area.

4. Health, Safety and Welfare:

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

5. Public Policy:

As the requested rezoning is consistent with the adopted Lone Star Land Use Plan, staff finds that the zone change request does not appear to be in conflict with any public policy.

6. Size of Tract:

The 0.1584 acre parcel is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.