



City of San Antonio

Agenda Memorandum

File Number:15-4082

Agenda Item Number: 11.

Agenda Date: 7/21/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2015230

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 twelve (12) units per acre and Bar and Restaurant

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 21, 2015

Case Manager: Kristin Flores, Planner

Property Owner: 100 Probandt LLC

Applicant: Michael Berrier

Representative: Michael Berrier

Location: 100 Probandt

Legal Description: Lots 12, 25, 13 and 14 save and except Southeast Irregular 42.9 feet, Block 4, NCB 2568

Total Acreage: 0.339

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Lone Star Neighborhood Association

Planning Team: N/A

Applicable Agencies: None

Property Details

Property History: The current “I-2 AHOD” Heavy Industrial Airport Hazard Overlay District resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001); this “I-2 AHOD” base zoning district converted from the previous “L” First Manufacturing District, which was established by the original zoning Ordinance, O.I. 191, dated November 3, 1938.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: IDZ

Current Land Uses: Vacant

Direction: East

Current Base Zoning: IDZ

Current Land Uses: Vacant

Direction: South

Current Base Zoning: IDZ

Current Land Uses: Multi-Family Housing (Under Construction)

Direction: West

Current Base Zoning: IDZ

Current Land Uses: Vacant

Overlay and Special District Information: The subject property, and all surrounding properties, carries the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Development Services Department, as well as the Federal Aviation Administration.

Transportation

Thoroughfare: Probandt Street

Existing Character: Minor; 2 lanes in each direction and turn lane

Proposed Changes: None.

Thoroughfare: East Cevallos Street

Existing Character: Minor; 1 lane in each direction

Proposed Changes: None.

Public Transit: The nearest VIA bus lines 43, 44, 51, 54 and 243 operate along South Flores Street, east of the subject property; and VIA bus lines 46 and 246 operate along Probandt Street, west of the subject property.

Traffic Impact: Traffic Impact Analysis (TIA) report is not required.

Parking Information: The Infill Development Zone does not require the subject property to meet minimum parking requirements, as described in Section 35-343 (k) of the Unified Development Code.

ISSUE:

As the subject property is requesting a base zoning district with no minimum parking requirements a lack of parking for residents and patrons of the Bar and Restaurant could be an issue.

ALTERNATIVES:

The denial of the zoning change request will result in the subject property retaining its current "I-2" Heavy Industrial base zoning district.

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 Community Plan and is designated as High Density Mixed Use in the future land use component of the plan. The requested "IDZ AHOD" base zoning district is consistent with the adopted land use designation. High Density Mixed Use includes a mix of residential and commercial uses integrated into one structure, or found on the same lot or block.

2. Adverse Impacts on Neighboring Lands:

Staff finds that increasing the need for parking without building any additional parking spaces could have an adverse effect on other businesses and multi-family dwellings in the neighborhood.

3. Suitability as Presently Zoned:

A restaurant, bar, and residence are currently located at the subject property; therefore, the current "I-2" Heavy Industrial zoning designation is not suitable for the subject property.

4. Health, Safety and Welfare:

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request.

5. Public Policy:

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

6. Size of Tract:

The 0.339 acre tract is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.