

# CITY OF SAN ANTONIO

## Zoning Commission Agenda

Cliff Morton Development and Business Services Center  
1901 S. Alamo Street  
Training Room

**Tuesday, June 17, 2014**  
**12:45 PM**

### ZONING COMMISSIONERS

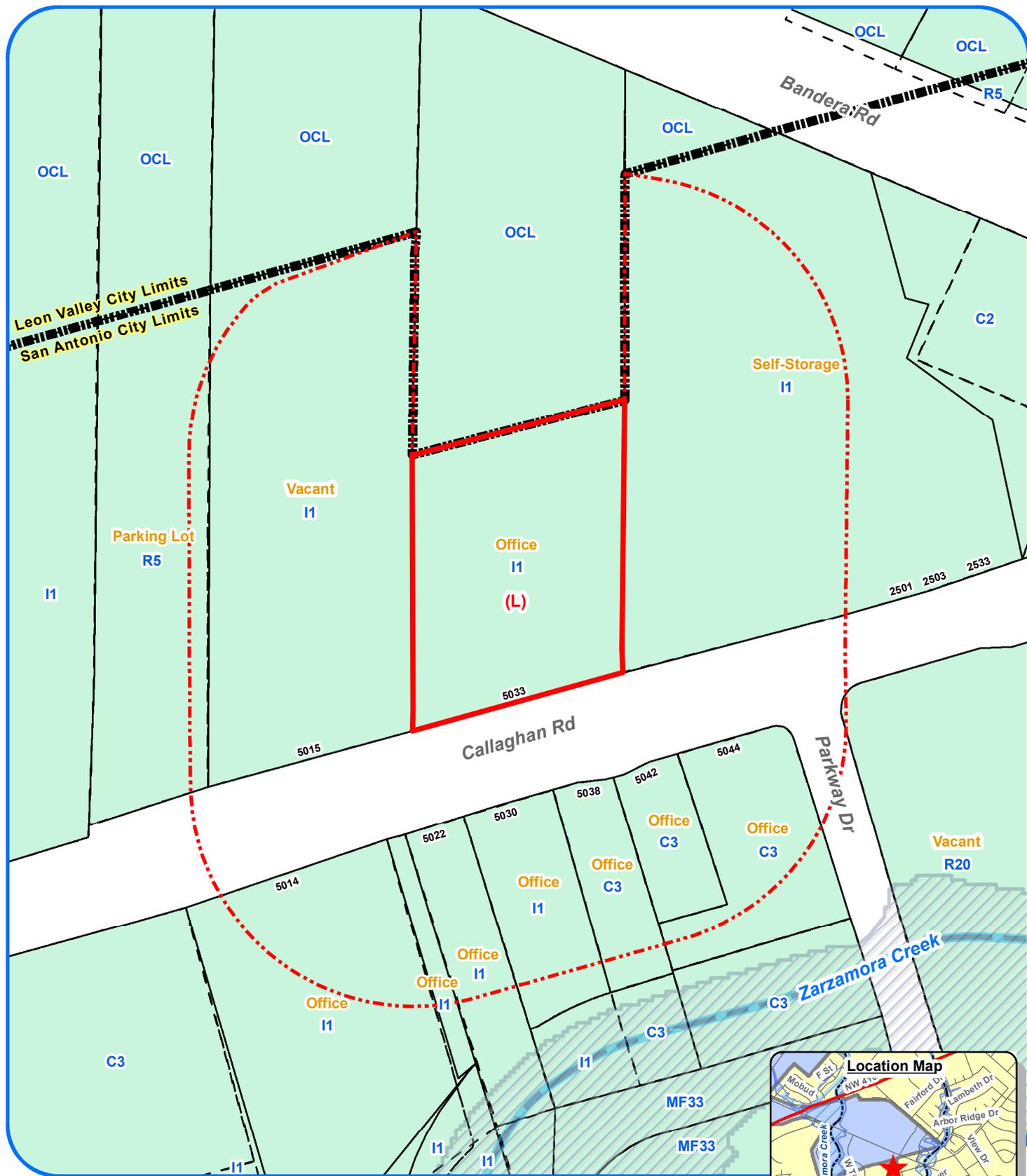
Mariana Ornelas – District 1	Santos Villarreal – District 7
William Shaw III – District 2	Francine Romero – District 8
Terry Boyd – District 3	John J. Middleton, II – District 9
Ricardo Briones – District 5	Milton R. McFarland – District 10
Christopher Martinez – District 6	Vacant – District Mayor
Orlando Salazar – District 4	
Chairman	

1. **12:45 PM** - Work Session – Lone Star Room – Discussion of policies and administrative procedures and any items for consideration on the agenda for June 17, 2014.
2. **1:00 P.M.** Board Room– Call to Order.
3. Roll Call.
4. Pledge of Allegiance.
5. Consideration of June 3, 2014 Zoning Commission Minutes.
6. **ZONING CASE NUMBER Z2014119 (Council District 7) – WITHDRAWN:** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District and “C-3 AHOD” General Commercial Airport Hazard Overlay District to “MF-18 AHOD” Limited Density Multi-Family Airport Hazard Overlay District on 14.084 acres out of NCB 18560 on portions of the 7500 Block of Bandera Road and the 7200 Block of Eckhert Road.
7. **ZONING CASE NUMBER Z2014168 (Council District 7):** A request for a change in zoning from “I-1 AHOD” General Industrial Airport Hazard Overlay District to “L AHOD” Light Industrial Airport Hazard Overlay District on Lot 12, NCB 11635; 5033 Callaghan Road.
8. **ZONING CASE NUMBER Z2014169 (Council District 5):** A request for a change in zoning from “R-6 AHOD” Residential Single-Family Airport Hazard Overlay District to “R-5 AHOD” Residential Single-Family Airport Hazard Overlay District on the west 50 feet of Lot 2, Block 2, NCB 3730 on a portion of the 100 Block of Custer.
9. **ZONING CASE NUMBER Z2014173 (Council District 2):** A request for a change in zoning from “C-3 AHOD” General Commercial Airport Hazard Overlay District and “I-1 AHOD” General Industrial Airport Hazard Overlay District to “I-1 AHOD” General Industrial Airport Hazard Overlay District on 0.5736 of an acre out of NCB 16549 on a portion of 9003 Interstate Highway 10 East.

10. **ZONING CASE NUMBER Z2014175 (Council District 7):** A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “R-4 AHOD” Residential Single-Family Airport Hazard Overlay District on Lots 70 and 71, Block 22, NCB 7508; 4738 Pettus Street.
11. **Director’s Report** – Zoning Commissioners Attendance.
12. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
13. **ADJOURNMENT.**

**Accessibility Statement**

This meeting is wheelchair accessible. Accessible entrances are located at the front and side of the building at 1901 South Alamo Street. Accessible parking spaces are located at the front and rear of the building. **Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting).** For Assistance, Call (210) 207-7268 Voice/TTY.



## Zoning Case Notification Plan

### Case Z-2014-168

Council District: 7

School District: Northside I.S.D.

Scale: 1" approx. = 120 Feet

Subject Property Legal Description(s): NCB 11635 - BLOCK 000 - LOT 012

#### Legend

- Subject Properties ——— (1.001 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(05/28/2014 - R.Martinez)

**Note: Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).**



# City of San Antonio Development Services Department Staff Report

To: Zoning Commission  
Zoning Case #: Z2014168  
Hearing Date: June 17, 2014  
Property Owner: Mohammed & Elizabeth Hassan  
Applicant: Jay Ingley  
Representative: Avery Zepeda  
Location: 5033 Callaghan Road  
Legal Description: Lot 12, NCB 11635  
Total Acreage: 1.001  
City Council District: 7  
Case Manager: Ernest Brown, Planner  
Case History: This is the first public hearing for this zoning change request.

## **Proposed Zoning Change**

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

**Requested Zoning:** "L AHOD" Light Industrial Airport Hazard Overlay District

## **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 29, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 4, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 13, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

## **Notices Mailed**

**Owners of Property within 200 feet:** 14

**Registered Neighborhood Associations within 200 feet:** Ingram Hills Neighborhood Association and Thunderbird Hills Neighborhood Association

**Planning Team:** West/Southwest Sector Plan - 35

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is located within the city limits as established in 1938 and was originally zoned "A" Single Family Residence District. In 1968 the property were rezoned to "I-1" Light Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-1 AHOD" General Industrial Airport Hazard Overlay District. The subject property is currently platted lots (v.9518/p.192) that are developed with an automotive garage with storage warehouse and three 30,000 gallon petroleum tanks. The structures are measuring approximate 15,237 square feet that was constructed in 1988.

**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:** Outside City Limits

**Current Land Uses:** Commercial

**Direction:** East and West

**Current Base Zoning:** "I-1"

**Current Land Uses:** Mini Storage, and Landscaping Material

**Direction:** South

**Current Base Zoning:** "I-1" and "C-3"

**Current Land Uses:** Retail, Offices, Mechanic Shops, Repair shops

**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:** Callaghan Road

**Existing Character:** Secondary Arterial, Type A, two lanes in each direction with center turn lane and sidewalks on both sides

**Proposed Changes:** None known

**Public Transit:** There are no VIA bus lines in the vicinity of the subject property.

**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:** Off-street vehicle parking requirements typically are determined by the type of use and building size.

Auto and Light Truck Repair;

Truck Repair and Maintenance:

Minimum requirement: 1 space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas, plus two additional spaces for each inside service bay; Maximum allowance: 1 space per 375 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas, plus two additional spaces for each inside service bay.

Warehouse/Storage:

Minimum requirement: 1 space per 5000 square feet of Gross Floor Area (GFA).

Maximum allowance: 1 space per 375 square feet of Gross Floor Area (GFA).

## **Staff Analysis and Recommendation: Approval, Pending Plan Amendment**

**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 West/Southwest Sector Plan and is designated as General Urban Tier in the future land use component of the plan. The applicant has requested a plan amendment to Agribusiness Tier. Staff and Planning Commission have recommended approval of the requested change.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area around the property is a mix of light industrial and commercial uses.

**3. Suitability as Presently Zoned:**

The current "I-1" zoning district is not consistent with the adopted future land use plan. The requested "L" zoning district is consistent with the proposed plan amendment; and the property's location along Callaghan Road, a Secondary Arterial, Type A Street, is appropriate for light industrial and intense commercial uses.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

**5. Public Policy:**

Should the plan amendment request be approved, the request should not conflict with any public policy objective.

**6. Size of Tract:**

The subject property is 1.001 acres in size, and is currently accommodating the uses permitted in the "I-1" base zoning district and required parking.

**7. Other Factors:**

None





# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014169  
Hearing Date: June 17, 2014  
Property Owner: Richard M. Polendo  
Applicant: Richard M. Polendo  
Representative: Richard M. Polendo  
Location: A portion of the 100 Block of Custer  
Legal Description: The west 50 feet of Lot 2, Block 2, NCB 3730  
Total Acreage: 0.1217  
City Council District: 5  
Case Manager: Tony Felts, Planner  
Case History: This is the first public hearing for this zoning change request.

#### **Proposed Zoning Change**

**Current Zoning:** "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

**Requested Zoning:** "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 29, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 4, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 13, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 30

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** South Central San Antonio Community Plan - 15

**Applicable Agencies:** None

## **Property Details**

**Property History:** The property is located within the City Limits as they were recognized in 1938 and was originally zoned "C" Apartment District. In a 1996 case, the property was rezoned to "R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

The property is a portion of a platted lot; the lot was platted in 1909. The property is currently undeveloped.

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

## **Adjacent Zoning and Land Uses**

**Direction:** North, South, East, West

**Current Base Zoning:** "R-6"

**Current Land Uses:** Single-Family Residences, Vacant Land

**Overlay and Special District Information:** The subject property and 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:** Custer, Weinberg, Orange, Foylyn, Wellington

**Existing Character:** Local Street; one lane in each direction, with sidewalks

**Proposed Changes:** None known

**Public Transit:** There are no VIA bus lines in the vicinity of the subject property.

**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 application refers to the construction of a single-family residence. A minimum of 1 space per unit is required; there is no maximum amount of parking.

## **Staff Analysis and Recommendation: 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 South Central San Antonio Community Plan and is designated as Low Density Residential in the future land use component of the plan. The requested "R-5" base zoning district is consistent with the future land use component of the plan.

### **2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The area around the property is primarily single-family residences, and the proposed development on the subject property is a single-family residence.

### **3. Suitability as Presently Zoned:**

Both the current "R-6" and the proposed "R-5" zoning are appropriate for the subject property, as the uses allowed in both zones are identical. The request for rezoning is due to the minimum lot size requirements for the "R-6" zoning district versus the minimum lot size requirements for the "R-5" zoning district. There are lots of varying size in the vicinity, including lots that would not currently meet the 6,000 square-foot.

### **4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

### **5. Public Policy:**

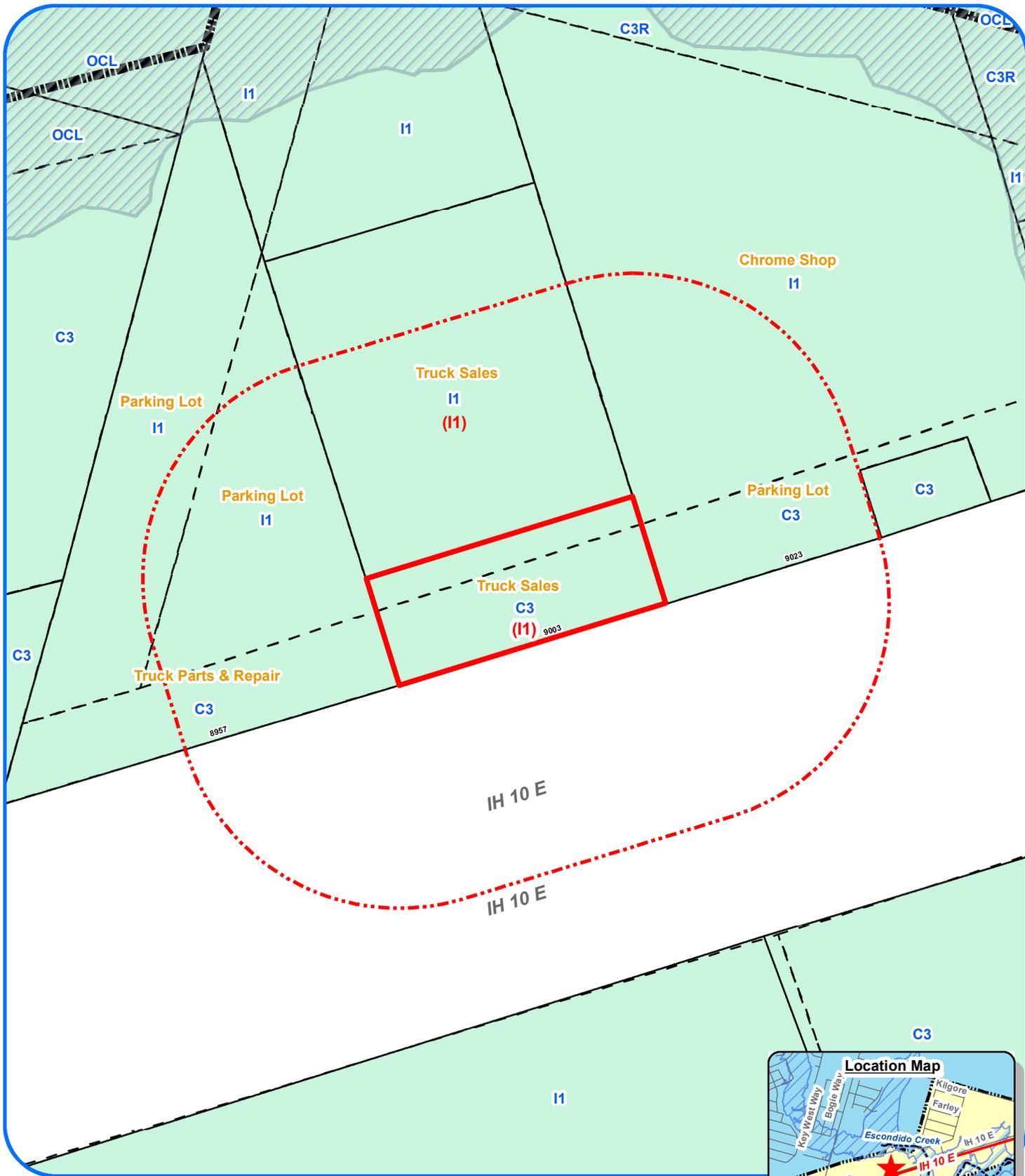
The request does not appear to conflict with any public policy objective.

### **6. Size of Tract:**

The subject property is 0.1217 acres (or roughly 5,301 square feet) in size, which should reasonably accommodate the uses permitted in the "R-5" base zoning district and required parking, as well as meet the minimum lot size requirements for a newly-platted lot in an "R-5" base zoning district.

### **7. Other Factors:**

The purpose of this application is to rezone the property to reduce the minimum lot size in order to allow a new lot to be platted from a portion of an existing lot. The proposed lot does not qualify for any of the plat exceptions outlined in Article IV of the UDC. The proposed use of the lot as a single-family residence would be allowed in both the current "R-6" zoning district and the requested "R-5" zoning district.



# Zoning Case Notification Plan

## Case Z-2014-173

Council District: 2  
 School District: East Central I.S.D.  
 Scale: 1" approx. = 120 Feet  
 Subject Property Legal Description(s): NCB 16549 - BLOCK 000 - LOT 0.573 of an acre out of P-17D

- Legend**
- Subject Properties (0.573 Acres) ———
  - 200' Notification Area - - - - -
  - Current Zoning **TEXT**
  - Requested Zoning Change **(TEXT)**
  - 100-Year DFIRM Floodplain
  - Single Family Residential **1R**



Development Services Dept  
 City of San Antonio  
 (05/29/2014 - R.Martinez)

**Note: Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).**



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014173  
Hearing Date: June 17, 2014  
Property Owner: D & F Moody, Ltd. (by David Moody)  
Applicant: Carol Bausinger  
Representative: Carol Bausinger  
Location: A portion of 9003 Interstate Highway 10 East  
Legal Description: 0.5736 of an acre out of NCB 16549  
Total Acreage: 0.5736  
City Council District: 2  
Case Manager: Trenton Robertson, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

**Current Zoning:** "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 30, 2014. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 4, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 13, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 4

**Registered Neighborhood Associations within 200 feet:** None

**Planning Team:** IH-10 East Corridor Perimeter Plan - 29

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed in 1974 and was originally zoned “R-1” Single Family Residence District. In a 1985 case, the property’s zoning was split and rezoned to both “B-3” Business District and “I-1” Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “C-3” General Commercial District and “I-1” General Industrial District. The property is not platted. According to the Bexar County Appraisal District the existing commercial/industrial structure was built in 1998.

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

## **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “I-1”

**Current Land Uses:** Truck sales

**Direction:** East

**Current Base Zoning:** “I-1” and “C-3”

**Current Land Uses:** Parking lot and chrome shop

**Direction:** West

**Current Base Zoning:** “I-1” and “C-3”

**Current Land Uses:** Parking lot and truck parts & repair

**Overlay and Special District Information:** The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

## **Transportation**

**Thoroughfare:** IH-10 East

**Existing Character:** Freeway; two lanes in each direction with three-lane access roads

**Proposed Changes:** None

**Public Transit:** There are no public transit lines in the area.

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

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type and size of use. The zoning application refers to a proposed auto and vehicle sales.

Auto and Vehicle Sales (new and used-large scale) – Minimum Parking Requirement: 1 space per 500 square feet of Gross Floor Area (GFA) of sales and service building; Maximum Parking Requirement: 1 space per 375 square feet of GFA of sales and service building.

## **Staff Analysis and Recommendation: Approval, pending plan amendment**

**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 I-10 East Corridor Plan and is currently designated as Parks/Open Space in the future land use component of the plan. The requested "I-1" General Industrial District is not consistent with the adopted land use designation. A plan amendment has been submitted, requesting to change the future land use designation to Industrial. The Industrial designation is meant to accommodate industrial development located along freeway frontage roads. Staff and Planning Commission recommend approval of the plan amendment request.

### **2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The abutting properties are zoned for and developed as industrial uses.

### **3. Suitability as Presently Zoned:**

Both the current and proposed zoning district is appropriate for the subject property. The subject property is located along the IH-10 East freeway frontage road which generally accommodates general industrial and commercial uses. This portion of the IH-10 corridor has been established for industrial uses such as truck repair and sales.

### **4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

### **5. Public Policy:**

Should the requested plan amendment be approved, the request does not appear to conflict with any public policy objective.

### **6. Size of Tract:**

The subject property is 0.573 of an acre in size, which should be able to reasonably accommodate the uses permitted in the "I-1" district as well as the required parking.

### **7. Other Factors:**

None.



## Zoning Case Notification Plan

### Case Z-2014-175

Council District: 7

School District: Edgewood I.S.D.

Scale: 1" approx. = 100 Feet

Subject Property Legal Description(s): NCB 07508 - BLOCK 022 - LOT 70 and 71

#### Legend

- Subject Properties ——— (0.206 Acres)
- 200' Notification Area - - - - -
- Current Zoning **TEXT**
- Requested Zoning Change **(TEXT)**
- 100-Year DFIRM Floodplain
- Single Family Residential **1R**



Development Services Dept  
City of San Antonio  
(05/29/2014 - R.Martinez)

**Note: Current and Requested Zoning includes AHOD (Airport Hazard Overlay District).**



# City of San Antonio

## Development Services Department

### Staff Report

To: Zoning Commission  
Zoning Case #: Z2014175  
Hearing Date: June 17, 2014  
Property Owner: Enrique Padilla, Jr.  
Applicant: Enrique Padilla, Jr.  
Representative: Bonnie Padilla  
Location: 4738 Pettus Street  
Legal Description: Lots 70 and 71, Block 22, NCB 7508  
Total Acreage: 0.2066  
City Council District: 7  
Case Manager: Brenda V. Martinez, Planner  
Case History: This is the first public hearing for this zoning case.

#### **Proposed Zoning Change**

**Current Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**Requested Zoning:** "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

#### **Procedural Requirements**

The request was publicly noticed in accordance with Section 403 of the Unified Development Code (UDC). The application was published in The Daily Commercial Recorder, an official newspaper of general circulation on May 30. Notices were sent to property owners and registered neighborhood associations within two hundred (200) feet of the subject property on June 4, 2014. Additionally, notice of this meeting was posted at city hall and on the city's internet website on June 13, 2014, in accordance with Section 551.043(a) of the Texas Government Code.

#### **Notices Mailed**

**Owners of Property within 200 feet:** 28

**Registered Neighborhood Associations within 200 feet:** Culebra Park Neighborhood Association is located within 200 feet.

**Planning Team:** West/Southwest Sector Plan - 35

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property is currently undeveloped. The site was annexed in 1945 and was originally zoned "F" Local Retail District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-2" Commercial District. The property owner is requesting a zoning change in order to allow the development of a single-family residence.

**Topography:** The 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:** "RM-4"

**Current Land Uses:** Duplexes

**Direction:** South, East and West

**Current Base Zoning:** "C-2"

**Current Land Uses:** Vacant Land, Single-Family Residence and a Beauty Salon

**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:** Pettus Street

**Existing Character:** Local Street; 1 lane in each direction

**Proposed Changes:** None known

**Thoroughfare:** Entex Lane

**Existing Character:** Local Street (cul-de-sac); 1 lane in each direction

**Proposed Changes:** None known.

**Thoroughfare:** West Broadview

**Existing Character:** Local Street; 1 lane in each direction

**Proposed Changes:** None known.

**Thoroughfare:** Rita Lane

**Existing Character:** Local Street; 1 lane in each direction

**Proposed Changes:** None known.

**Public Transit:** The nearest VIA bus lines are the number 82 line and 282 line, which operate along Culebra Road south of the subject property.

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

**Parking Information:** Single-family residential uses are generally required to provide at least one parking space per dwelling unit.

## **Staff Analysis and Recommendation: 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 West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the Future Land Use Plan. The zoning request is consistent with the Future Land Use designation.

### **2. Adverse Impacts on Neighboring Lands:**

Staff finds no likely adverse impacts of the requested “R-4” district on neighboring properties. Although much of the surrounding area carries commercial zoning, many of the lots located along Pettus Street are developed as single-family residences.

The property is surrounded by commercial zoning save those properties to the north. Development in a “C-2” zoning district will trigger building setbacks, a Type B 15-foot landscape buffer and a 6-foot tall solid screen fence where the commercially zoned lots abut residential zoning and uses.

### **3. Suitability as Presently Zoned:**

The existing zoning is not appropriate for the subject property or the surrounding neighborhood. The current commercial zoning is the result of out-dated zoning practices that were once common. Current zoning practices would not place commercial zoning in or near established residential neighborhoods.

The requested zoning is appropriate for this location and is in character with the existing residential neighborhood to the north and west.

### **4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to this request.

### **5. Public Policy:**

The property is located within the Inner City Reinvestment Policy (ICRIP) area. The purpose of the ICRIP is to promote growth and development in the inner city, specifically in areas that are currently served by public infrastructure and transit, but underserved by residential and commercial real estate markets.

### **6. Size of Tract:**

The subject property measures 0.2066 acres and would appear to be of sufficient size to accommodate the proposed use.

### **7. Other Factors:**

None.