



City of San Antonio

Legislation Details (With Text)

File #: 18-1528

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/6/2018

Title: ZONING CASE # Z2018054 (Council District 2): A request for a change in zoning from "I-2" Heavy Industrial District to "C-1" Light Commercial District on Lot 10, Lot 11 and the West 83.37 feet of Lot 12, Block 1, NCB 10314, located at 1889 Rigsby Avenue. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2018-054_Revised

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2018054

SUMMARY:

Current Zoning: "I-2" Heavy Industrial District

Requested Zoning: "C-1" Light Commercial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 6, 2018. This case has been expedited to the February 15, 2018 City Council Hearing due to the cancellation of the January 16 Zoning Commission Meeting.

Case Manager: Angela Cardona, Planner

Property Owner: 7th Madison LLC

Applicant: Rolando R. Leal

Representative: Rolando R. Leal

Location: 1889 Rigsby Avenue

Legal Description: Lot 10, Lot 11 and the West 83.37 feet of Lot 12, Block 1, NCB 10314

Total Acreage: 0.4009 acres

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Comanche Community Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed on August 16, 1951 and was zoned “L” First Manufacturing District (Ordinance 15765). Upon the adoption of the Unified Development Code in 2001 (Ordinance 93881), the property converted to the current “I-2” Heavy Industrial District.

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: “MF-33”

Current Land Uses: Residential, Vacant Lot

Direction: South

Current Base Zoning: “I-1”, R-4”, C-3”

Current Land Uses: Residential, Vacant Lot

Direction: East

Current Base Zoning: “I-1”, “R-4”, “C-3”

Current Land Uses: Vacant Building, Day Care, Residential

Direction: West

Current Base Zoning: “C-3”, “I-2”, “MF-33”

Current Land Uses: Paint and Body Repair, Restaurant, Bar

Overlay and Special District Information: The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

Transportation

Thoroughfare: Rigsby Avenue

Existing Character: Primary Arterial A

Proposed Changes: None Known.

Thoroughfare: Pecan Valley Drive

Existing Character: Secondary Arterial A

Proposed Changes: None Known.

Public Transit: The nearest VIA bus route is #30 and is across the street 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: Parking requirements are determined by use. Commercial uses require a minimum vehicle space of 1.5 per 300 GFA and a maximum of 1 per 200 GFA.

ISSUE:

None.

ALTERNATIVES: A denial of the request will result in the subject property retaining the current base zoning district. The current “I-2” Heavy Industrial District allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was 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 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or within a half mile of a 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 Eastern Triangle Community Plan and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “C-1” Commercial base zoning is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is inappropriate for the subject property’s location. The property is currently vacant and the proposed “C-1” will provide additional services to the surrounding community and the request aligns with the future land use plan.

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 rezoning request does not appear to conflict with any public policy objective as it supports the “C-1” base zoning district and the request is consistent with the future land use designation within the Eastern Triangle Community Plan.

6. Size of Tract:

The subject property totals 0.4009 acres in size, which will add additional accommodations for the uses permitted in “C-1” Light Commercial District.

7. Other Factors:

None.