



# City of San Antonio

## Legislation Details (With Text)

**File #:** 14-2887

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 12/4/2014

**Title:** ZONING CASE # Z2015012 (District 2): An Ordinance amending the Zoning District Boundary from "I-1 RIO-1 DN AHOD" General Industrial River Improvement Overlay-1 Development Node Airport Hazard Overlay District to "C-1 IDZ RIO-1 DN AHOD" Light Commercial Infill Development Zone River Improvement Overlay-1 Development Node Airport Hazard Overlay District on Lot 17-B, NCB A-52 located at 3502 North St. Mary's Street. Staff recommended approval. Staff and Zoning Commission recommended approval. This case has been expedited and is scheduled for City Council on December 4, 2014.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Z2015-012.pdf, 2. Z2015012.pdf, 3. DRAFT ORDINANCE, 4. Ordinance 2014-12-04-0983

Date	Ver.	Action By	Action	Result
12/4/2014	1	City Council A Session	Motion to Approve	

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 2

**SUBJECT:**

Zoning Case Z2015012

**SUMMARY:**

**Current Zoning:** "I-1 RIO-1 DN AHOD" General Industrial River Improvement Overlay-1 Development Node Airport Hazard Overlay District

**Requested Zoning:** "C-1 IDZ RIO-1 DN AHOD" Light Commercial Infill Development Zone River Improvement Overlay-1 Development Node Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** November 18, 2014

**Case Manager:** Trenton Robertson, Senior Planner

**Property Owner:** PF Corporation (James Pat Ferris)

**Applicant:** Seidel & Associates, Inc. (Don Seidel)

**Representative:** Seidel & Associates, Inc. (Don Seidel)

**Location:** 3502 North St. Mary's Street

**Legal Description:** Lot 17-B, NCB A-52

**Total Acreage:** 0.1061

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Registered Neighborhood Associations within 200 feet:** River Road Neighborhood Association

**Planning Team:** River Road Neighborhood Plan-11

**Applicable Agencies:** Office of Historic Preservation, San Antonio Parks and Recreation

**Property Details**

**Property History:** The subject property is located within the city limits as established in 1938 and was originally zoned "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District. The subject property is not platted in its current configuration but is developed with multiple commercial structures that were built starting in 1950.

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

**Adjacent Base Zoning and Land Uses**

**Direction:** North

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

**Current Land Uses:** Restaurant, Parking Garage and Professional Office

**Direction:** East

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

**Current Land Uses:** Parking Lot and Gas Station

**Direction:** West

**Current Base Zoning:** "C-3"

**Current Land Uses:** Professional Office and Bank

**Direction:** South

**Current Base Zoning:** "MF-50" and "I-1"

**Current Land Uses:** Retail Center and Vacant

**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.

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

**Transportation**

**Thoroughfare:** East Mulberry Avenue

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

**Proposed Changes:** None known

**Thoroughfare:** North St. Mary's Street

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

**Proposed Changes:** None known

**Public Transit:** VIA bus line 7 operates along North St. Mary's Street and East Mulberry Avenue

**Traffic Impact:** A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are exempt from the TIA requirement.

**Parking Information:** Off-street vehicle parking requirements are typically determined by building size and use.

Food (Restaurant/Cafeteria)

Minimum requirement: 1 per 100 square feet of Gross Floor Area (GFA).

Maximum allowance: 1 per 40 square feet of Gross Floor Area (GFA).

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the zoning request will result in the subject property retaining the current general industrial zoning; the subject property is too small to develop for industrial uses.

**FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

**RECOMMENDATION:**

Staff and Zoning Commission (10-0) recommend approval.

**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 Heritage South Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested "C-1" base zoning district is consistent with the adopted land use designation.

**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.

**3. Suitability as Presently Zoned:**

The current "I-1" district is not appropriate for the subject property due to the small size of the lot and the strenuous development standards of the industrial zoning district. Although, much of the surrounding area carries industrial zoning, the area has emerged as a commercial corridor. The "C-1" zoning will be consistent

with the existing uses in the surrounding area.

**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 0.1061 of an acre in size. The "IDZ" zoning district does not carry any minimum lot size requirements allowing the applicant to have additional flexibility when it comes to developing the site.

**7. Other Factors:**

None.