



City of San Antonio

Agenda Memorandum

File Number:13-940

Agenda Item Number: Z-2.

Agenda Date: 11/21/2013

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2013206

SUMMARY:

Current Zoning: "I-2 EP-1" Heavy Industrial Facility Parking/Traffic Control Overlay District

Requested Zoning: "R-6 EP-1" Residential Single-Family Facility Parking/Traffic Control Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 15, 2013

Case Manager: Ernest Brown, Planner

Property Owner: Tammy Moore

Applicant: Tammy Moore

Representative: Tammy Moore

Location: 515 and 519 Rotary

Legal Description: Lots 11 and 12, Block 44, NCB 1234

Total Acreage: 0.2534

Notices Mailed

Owners of Property within 200 feet: 27

Registered Neighborhood Associations within 200 feet: Harvard Place/Eastlawn Neighborhood Association

Planning Team: 22 - Arena District/Eastside Community Plan

Applicable Agencies: None

Property History: The subject property consists of two lots, which are located within the city limits as recognized in 1938, and were originally zoned “L” First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-2” Heavy Industrial District. The properties are both developed with single-family residences, measuring 658 square feet and 1,448 square feet, that were built in 1954.

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

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “I-2”

Current Land Uses: Vacant Warehouse and Undeveloped Land

Direction: West and East

Current Base Zoning: “I-2”

Current Land Uses: Single-Family Residences and Undeveloped Lots

Direction: Southeast

Current Base Zoning: “I-2”

Current Land Uses: CPS Electric Substation

Direction: South

Current Base Zoning: “R-4” and “R-5”

Current Land Uses: Single-Family Residences

Overlay and Special District Information: The “EP-1” Facility Parking /Traffic Control Overlay District is an overlay zoning district that contains parking and traffic regulations for areas around large facilities that attract large volumes of vehicular traffic. The overlay district addresses areas not properly zoned for commercial parking. These guidelines can also address access for emergency vehicles, congestion, and visual blight.

Transportation

Thoroughfare: Rotary, Giddings, Jenull Avenue and Hamel

Existing Character: Local Streets; one lane in each direction with sidewalks.

Proposed Changes: None Known

Public Transit: There are no public transit stops in the immediate vicinity of the subject property. The nearest VIA bus line operates along North Rio Grande Street, southwest 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: Off-street vehicle parking requirements for single-family dwellings are a minimum of 1 space with no maximum.

ISSUE:

None

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current industrial zoning, restricting future land uses to those permissible in the “I-2” zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0) recommend 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 Arena District/Eastside Community Plan and is currently designated as Medium Density Residential in the future land use component of the plan. The requested “R-6” 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. The zoning request is consistent with the surrounding development.

3. Suitability as Presently Zoned:

The existing zoning is not consistent with the adopted land use plan and is not appropriate for the subject property or surrounding area. The “I-2” district is meant to accommodate a wide range of heavy industrial and manufacturing uses. The area is concentrated with established existing single family residential development. Even though the neighborhood is enclosed on two sides by rail road traffic, staff finds no presence of established industrial uses in the area. The existing “I-2” district is the result of the zoning district conversion that accompanied adoption of the 2001 Unified Development Code.

4. Health, Safety and Welfare:

Staff has found no evidence of negative impacts on the public health, safety or welfare of the surrounding community.

5. Public Policy:

The subject property and the proposed development meet the criteria of the Inner City Reinvestment Infill Policy (ICRIP). This policy provides development fee waivers to applicants and grant funded reimbursement for city departments, in an effort to encourage redevelopment of under-utilized urban properties.

6. Size of Tract:

Together, the subject properties measure 0.2534 of an acre in size. Each lot is approximately 5,500 square feet, which does not meet the minimum lot size for the “R-6” district. However, the applicant’s stated intention is to combine the lots into a single lot and construct a new single-family residence on the resulting 11,000-square foot lot.

7. Other Factors:

None.