



City of San Antonio

Agenda Memorandum

File Number: 13-1031

Agenda Item Number: Z-7.

Agenda Date: 12/5/2013

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2014002

SUMMARY:

Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District, "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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 5, 2013

Case Manager: Pedro Vega, Planner

Property Owner: Coast to Coast Solutions, LLC (by Luis Estrada, Member)

Applicant: Luis Estrada

Representative: Luis Estrada

Location: Portions of the 5100 and 5200 Blocks of Randolph Boulevard

Legal Description: 3.578 acres out of Lots 12, 13, 14, 15 and 16, Block 1, NCB 13801

Total Acreage: 3.578

Notices Mailed

Owners of Property within 200 feet: 28

Neighborhood Associations: None

Planning Team Members: None

Applicable Agencies: None

Property Details

Property History: The property was annexed in December of 1972, and was originally zoned “Temp A” Temporary Single Family Residence District. In a 1973 case, Lot 15 and a portion of Lot 16 were rezoned to “B-3” Business District. In a 1981 case, Lot 14 and Lot 13 were rezoned to “I-1” Light Industry District and “B-3R” Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “R-5” Residential Single-Family District, “C-3” General Commercial District, “I-1” General Industrial District, and “C-3R” General Commercial Restrictive Alcohol Sales District, respectively. The subject site is currently developed with a storage warehouse and office buildings measuring a total of 7,028 square feet.

According to the Bexar County Appraisal District, the existing structures were constructed in 1970, 1996 and 2000.

Topography: The property does not include any abnormal physical features such as slope; however, a small portion is located in a flood plain. This portion of Randolph Boulevard is located within the 100 year flood plain.

Adjacent Zoning and Land Uses

Direction: East

Current Base Zoning: “R-5” and “C-3NA”

Current Land Uses: Single-Family Dwellings and Undeveloped Land

Direction: North and Northwest

Current Base Zoning: “MF-33”, “RM-4”, “R-6”, and “C-3”

Current Land Uses: Apartments, Single-Family Dwellings, Offices and Parking

Direction: Southwest and South

Current Base Zoning: “R-5”, “C-3R”, “C-3”, “R-6” and “C-3NA”

Current Land Uses: Undeveloped Land, Retail Center, Utility Easement and a Restaurant

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: Randolph Boulevard

Existing Character: Primary Arterial Type A; 1 lane in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: Sherri Ann Road

Existing Character: Local Street; one lane in each direction without sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 21, which operates along Randolph Boulevard. The Randolph Boulevard Park and Ride is located west 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 are typically determined by type of use and building size.

Truck Repair and Maintenance - Minimum Parking Requirement: 1 space per 500 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas; Maximum Parking Allowance: 1 space per 375 square feet of Gross Floor Area (GFA) including service bays, wash tunnels and retail areas.

ISSUE:

None

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current residential, commercial and industrial zoning, restricting future land uses to those permissible in the “R-5”, “C-3” and “I-1” zoning districts.

FISCAL IMPACT:

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy Fee Waiver. The Development Services Department fees will be reimbursed through grant funding.

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 not located within any Neighborhood, Community or Sector Plan area; therefore, a finding of consistency is not required. The requested “I-1” zoning district is consistent with the surrounding land uses, which are commercial and industrial in nature.

2. Adverse Impacts on Neighboring Lands:

Granting the “I-1” General Industrial District is not likely to have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from residential to commercial and industrial.

3. Suitability as Presently Zoned:

Both the current and proposed commercial and industrial base zoning districts are appropriate for the area. The subject site is located in an area described as having a more industrial character, including a combination of commercial and industrial uses. It is also situated near the Interstate Highway 35 North and Northeast Loop 410 interchange.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Although the neighboring property to the southwest is zoned “R-6”, it is an electric easement with large transmission line towers.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The rezoning request is consistent with the following Economic Development Goals within the City's Master Plan: Goal 1: Encourage economic diversity and jobs creation which are compatible with San Antonio's natural and cultural resources. Goal 2: Promote a business-government relationship that addresses the needs of businesses to operate in a positive and mutually beneficial environment. Goal 3: Create an environment of entrepreneurship, productivity, and innovation in San Antonio that promotes business start-up and business growth.

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:

The subject property measures 3.578 acres in size which should be able to reasonably accommodate the proposed use and required parking.

7. Other Factors:

The applicant is attempting to bring the current use of the property into compliance by rezoning the properties to "I-1" General Industrial District, the appropriate zoning district. Approximately 2.00 acres out of the 3.578 acre tract is already zoned "I-1" General Industrial District. The property owner sought Nonconforming Use registration, but was unable to provide all of the required documentation showing legal establishment and continuous use. The "R-5" portion of the subject property was purchased from the City of San Antonio; it was previously part of a utility easement.