



City of San Antonio

Agenda Memorandum

File Number: 13-1308

Agenda Item Number: Z-7.

Agenda Date: 1/16/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Zoning Case Z2014043

SUMMARY:

Current Zoning: "MF-18 MC-2 AHOD" Limited Density Multi-Family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "MF-18 AHOD" Limited Density Multi-Family Airport Hazard Overlay District

Requested Zoning: "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 17, 2013

Case Manager: Ernest Brown, Planner

Property Owner: Alfredo Alvarez

Applicant: Alfredo Alvarez

Representative: Alfredo Alvarez

Location: 4514 and 4518 South Presa Street

Legal Description: 0.5202 of an acre out of Lots 1, 2 and 16, NCB 8614

Total Acreage: 0.5202

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None
Planning Team: South Central San Antonio Community Plan (16)
Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned “J” Commercial District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning converted to “I-1” General Industrial District. In a 2011 City-initiated large-area case, the property was rezoned to the current “MF-18” Limited Density Multi-Family District. The subject property is not platted in its current configuration. A portion of the property was developed in 1920 with a 1,152-square foot residential structure. Another portion of the subject property was developed in 1936 with a commercial structure measuring 1,496 square feet and a 1,200 square feet detached living area.

Topography: The subject 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, East and South

Current Base Zoning: “MF-18”, “C-2” and “MF-33”

Current Land Uses: Fourplex, motels, liquor store, auto repair, duplexes, single-family residences and apartments

Direction: West

Current Base Zoning: “C-2”

Current Land Uses: Offices, parking, warehouse and auto repair

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.

The “MC-2” South Presa Metropolitan Corridor provides site and building design standards for properties located along South Presa Street between Interstate Highway 10 and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: South Presa Street

Existing Character: Secondary Arterial Type B; two lanes in each direction with sidewalks

Proposed Changes: None known

Thoroughfare: Mebane

Existing Character: Local Street; one lane in each direction with no curb or sidewalks

Proposed Changes: None known

Thoroughfare: Linda Lou Drive

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

Proposed Changes: None known

Public Transit: The nearest VIA bus lines are the 36 and 242, which operate along South Presa Street with multiple stops immediately adjacent to 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: The rezoning application refers to a proposed auto parts retail use. Off-street vehicle parking requirements are a minimum of 1 space per 500 square feet of gross floor area and a maximum of 1 space per 375 square feet of gross floor area.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the existing multi-family zoning designation.

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 South Central San Antonio Community Plan and is currently designated as Mixed Use in the future land use component of the plan.

The requested “C-2” base zoning district is consistent with the adopted land use designation. The Mixed Use designation accommodates a wide range of residential densities and commercial intensities; and can include mixed use buildings, developments, or blocks.

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 proposed zoning request is within the South Presa Metropolitan Corridor district which requires compliance with site and building design standards for new construction.

3. Suitability as Presently Zoned:

The existing “MF-18” base zoning district is appropriate for the subject property and is consistent with the South Central San Antonio Community plan. However, the adopted land use designation includes both residential and commercial components. Although the applicant proposes a retail use, the “C-2” district does allow mixed use buildings with a maximum residential density of 10 dwelling units per acre.

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 zoning request is consistent with the adopted future land use designation and does not appear to conflict

with any public policy objectives.

6. Size of Tract:

The subject property measures 0.5202 of an acre in size, which is sufficient to accommodate commercial development and required parking. The size of the subject property will serve to limit the intensity of any future commercial development.

7. Other Factors:

None.