



City of San Antonio

Agenda Memorandum

File Number: 18-4257

Agenda Item Number: 25.

Agenda Date: 7/17/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2018255

(Associated Plan Amendment 18080)

SUMMARY:

Current Zoning: "RE S" Residential Estate District with Specific Use Authorization for One Manufactured Home

Requested Zoning: "I-1" General Industrial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 17, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Decisive Capital Investments, Inc.

Applicant: Decisive Capital Investments, Inc.

Representative: Patrick W. Christensen

Location: 1027 Creekview

Legal Description: 0.2290 acres out of NCB 10579

Total Acreage: 0.2290

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: United Homeowners Improvement Association

Applicable Agencies: Fort Sam

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 25, 1952, established by Ordinance 18115. The property was zoned “LL” First Manufacturing District which converted to “I-2” Heavy Industrial District upon adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001. The current “RE S” Residential Estate District changed from the previous “I-2” base zoning district, established by Ordinance 101745, dated November 17, 2005.

Topography: The subject property is located within the Salado Creek Watershed. The 100-Year Floodplain is also directly abutting the subject property and may contain a small portion of the westward side of the property.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: RE S

Current Land Uses: Vacant Land

Direction: East

Current Base Zoning: I-2

Current Land Uses: Manufacturing and Warehouse Uses

Direction: South

Current Base Zoning: I-2

Current Land Uses: Single-Family Residential and Warehouse Uses

Direction: West

Current Base Zoning: RE S, I-2

Current Land Uses: Salado Creek Greenway

Overlay and Special District Information: None.

Transportation

Thoroughfare: Creekview

Existing Character: Local Street

Proposed Changes: None known

Public Transit: The nearest bus stop is within a half-mile on Gemblar Road along Bus Routes 24 and 222.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required.

Parking Information: Industrial uses require a variety of parking standards. The requirements can be found per Table 526-3a in the Unified Development Code.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “RE” Residential Estate District permits uses such as single-family dwelling (detached) with a minimum lot size of one acre (43,560 square feet) and a minimum lot width of 120 feet, accessory dwelling,

public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 Land Use Plan and is currently designated as “High Density Residential” and “Parks/Open Space” in the land use component of the plan. The requested “I-1” base zoning district is not consistent with the adopted land use designation. In addition to the zone change, the applicant is requesting a Plan Amendment to “Heavy Industrial” in order to align the requested zone with the land use. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. There are industrial uses in the surrounding area and heavy industrial zoning.

3. Suitability as Presently Zoned:

The existing “RE” base zoning district is not appropriate for the surrounding area. There is industrial zoning surrounding the subject property, and a close proximity of Residential Estate and Heavy Industrial is not recommended.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The applicant is requesting the change in zoning in order to reduce the amount of buffer yard imposed on the proposed industrial development on the adjacent property.

5. Public Policy:

The request does appear to conflict with any public policy objective. The proposed zoning is not consistent with the Arena District/Eastside Community Plan, but the applicant is requesting a Plan Amendment in order to establish the alignment between the two.

6. Size of Tract:

The 0.2290 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.