



City of San Antonio

Agenda Memorandum

File Number:14-409

Agenda Item Number: Z-4.

Agenda Date: 3/20/2014

In Control: City Council A Session

DEPARTMENT: Development Service Department

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2014077

SUMMARY:

Current Zoning: "MF-33 EP-1 AHOD" Multi-Family Facility Parking/Traffic Control-1 Airport Hazard Overlay District, "I-1 EP-1 AHOD" General Industrial Facility Parking/Traffic Control-1 Airport Hazard Overlay District and "I-2 EP-1 AHOD" Heavy Industrial Facility Parking/Traffic Control-1 Airport Hazard Overlay District

Requested Zoning: "C-3 EP-1 AHOD" General Commercial Facility Parking/Traffic Control-1 Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 18, 2014

Case Manager: Ernest Brown, Planner

Property Owner: Jay Khadem

Applicant: Jay Khadem

Representative: Jay Khadem

Location: 435 Seguin Street

Legal Description: Lots 17, 18, 19 and 20, the remaining portions of Lots 6, 7, 8 and 9, Block 8, NCB 3140 and 0.255 of an acre out of the former Frank right-of-way

Total Acreage: 1.2583

Notices Mailed

Owners of Property within 200 feet: 21

Registered Neighborhood Associations within 200 feet: Government Hill Alliance

Planning Team: Government Hill Neighborhood Plan (10)

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as recognized in 1938 and was originally zoned "L" First Manufacturing District, "C" Apartment District and "J" Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "I-2" Heavy Industrial District, "MF-33" Multi-Family District and "I-1" General Industrial District, respectively. The property was developed in 1960 as a commercial garage/warehouse measuring 13,200 square feet and an office measuring 1,800 square feet. The subject property contains multiple platted lots (Volume 105, Page 132 of the Deed and Plat Records of Bexar County, Texas), the remaining portions of platted lots resulting from the construction of Interstate 35, and a vacated portion of right-of-way.

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

Adjacent Base Zoning and Land Uses

Direction: East, Southeast and South

Current Base Zoning: "I-2" and "I-1"

Current Land Uses: Distribution Center, Lumber Yard, Office and Parking

Direction: Southwest and West

Current Base Zoning: "I-2" and "I-1"

Current Land Uses: Single Family Residences, Vacant Lots 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 Facility Parking/Traffic Control District establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

Transportation

Thoroughfare: Interstate Highway 35 and Access Road

Existing Character: Expressway; Six-lane divided highway with single-direction three-lane access roads

Proposed Changes: None known

Thoroughfare: Seguin Street and Frank Street

Existing Character: Local Streets; one lane in each direction with no sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the 21, which operates along Seguin Street with a bus stop near 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 typically are determined by the type of use and building size. The rezoning application refers to a Limousine Service.

In accordance to the City of San Antonio’s Unified Development Code, there is no minimum or maximum parking space requirement for limousine service uses. However, the subject property includes significant area for parking.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the existing split-zoned in a manner that creates obstacles to adaptive reuse or redevelopment of the property.

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 (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 subject property is located within the Government Hill Neighborhood Plan and is currently designated as Light Industrial in the future land use component of the plan. The requested “C-3” 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 surrounding area includes many single-family residences as well as heavy industrial uses; neither of which is consistent with the adopted land use designation.

3. Suitability as Presently Zoned:

The subject property is split-zoned in a manner that creates obstacles to adaptive reuse or redevelopment of the property. The existing “I-1” district is appropriate for the property and is consistent with the adopted land use plan. The existing “MF-33” and “I-2” districts are not consistent with the adopted land use plan.

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 measures 1.2583 acres in size, which is sufficient to accommodate commercial

development and required parking. The subject property is fully developed with a large warehouse structure and parking area.

7. Other Factors:

None.