



City of San Antonio

Agenda Memorandum

File Number: 14-2887

Agenda Item Number: Z-8.

Agenda Date: 12/4/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2015012

SUMMARY:

Current Zoning: "I-1 RIO-1 DN AHOD" General Industrial River Improvement Overlay-1 Development Node Airport Hazard Overlay District

Requested Zoning: "C-1 IDZ RIO-1 DN AHOD" Light Commercial Infill Development Zone River Improvement Overlay-1 Development Node Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 18, 2014

Case Manager: Trenton Robertson, Senior Planner

Property Owner: PF Corporation (James Pat Ferris)

Applicant: Seidel & Associates, Inc. (Don Seidel)

Representative: Seidel & Associates, Inc. (Don Seidel)

Location: 3502 North St. Mary's Street

Legal Description: Lot 17-B, NCB A-52

Total Acreage: 0.1061

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: River Road Neighborhood Association

Planning Team: River Road Neighborhood Plan-11

Applicable Agencies: Office of Historic Preservation, San Antonio Parks and Recreation

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was originally zoned “J” Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-1” General Industrial District. The subject property is not platted in its current configuration but is developed with multiple commercial structures that were built starting in 1950.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1” and “C-3”

Current Land Uses: Restaurant, Parking Garage and Professional Office

Direction: East

Current Base Zoning: “I-1”

Current Land Uses: Parking Lot and Gas Station

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: Professional Office and Bank

Direction: South

Current Base Zoning: “MF-50” and “I-1”

Current Land Uses: Retail Center and Vacant

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.

All surrounding properties carry the "RIO" River Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines.

Transportation

Thoroughfare: East Mulberry Avenue

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

Proposed Changes: None known

Thoroughfare: North St. Mary’s Street

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

Proposed Changes: None known

Public Transit: VIA bus line 7 operates along North St. Mary’s Street and East Mulberry Avenue

Traffic Impact: A Traffic Impact Analysis is not required. Infill Development Zone (IDZ) requests are

exempt from the TIA requirement.

Parking Information: Off-street vehicle parking requirements are typically determined by building size and use.

Food (Restaurant/Cafeteria)

Minimum requirement: 1 per 100 square feet of Gross Floor Area (GFA).

Maximum allowance: 1 per 40 square feet of Gross Floor Area (GFA).

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the current general industrial zoning; the subject property is too small to develop for industrial uses.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

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 property is located within the Heritage South Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested “C-1” 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.

3. Suitability as Presently Zoned:

The current “I-1” district is not appropriate for the subject property due to the small size of the lot and the strenuous development standards of the industrial zoning district. Although, much of the surrounding area carries industrial zoning, the area has emerged as a commercial corridor. The “C-1” zoning will be consistent with the existing uses in the surrounding area.

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 is 0.1061 of an acre in size. The “IDZ” zoning district does not carry any minimum lot size requirements allowing the applicant to have additional flexibility when it comes to developing the site.

7. Other Factors:

None.