



# City of San Antonio

## Agenda Memorandum

**File Number:** 15-1224

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**Agenda Item Number:** Z-1.

**Agenda Date:** 2/19/2015

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 1

**SUBJECT:**

Zoning Case Z2015063

**SUMMARY:**

**Current Zoning:** "MF-33" Multi-Family District

**Requested Zoning:** "L" Light Industrial District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** January 20, 2015

**Case Manager:** Pedro Vega, Planner

**Property Owner:** Bradford D. Beldon and Susan S. Beldon

**Applicant:** Bradford D. Beldon and Susan S. Beldon

**Representative:** Kaufman & Killen, Inc.

**Location:** A portion of the 5100 Block of West Avenue

**Legal Description:** A 1.03 acre tract of land out of NCB 11687

**Total Acreage:** 1.03

**Notices Mailed**

**Owners of Property within 200 feet:** 11

**Neighborhood Associations:** Dellview Area Neighborhood Association

**Planning Team Members:** Greater Dellview Community Plan - 27

**Applicable Agencies:** None

## **Property Details**

**Property History:** The property was annexed in September of 1952 (Ordinance 41426), and was originally zoned "D" Apartment District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. The property is developed with one structure measuring a total of 1,840 square feet in size that were built in 1960. A 0.726 acre tract of land, and being a portion of Lot 4 and Lot 5, New City Block 11687, (volume 14745, Page 436 of the Deed and Plat Records of Bexar County, Texas). A 0.304 acre tract of land, out of the Original City Lots (OCL) 17 and 18, New City Block 11687, (volume 3183, Page 268 of the Deed and Plat Records of Bexar County, Texas). The 1.03 acre tract is platted in its current configuration.

The applicant requests the zoning change in order to allow development of a roofing contractor facility that will be part of the existing roofing operations ( Beldon Roofing Company) located at 5939 West Avenue.

**Topography:** The property does not include any abnormal physical features such as significant slope. A portion of the 1.03 acre tract is located within the 100 year flood plain.

## **Adjacent Zoning and Land Uses**

**Direction:** South

**Current Base Zoning:** "I-1", "MF-33" and "L"

**Current Land Uses:** Drainage ROW and Roofing Company

**Direction:** North

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

**Current Land Uses:** Drainage ROW, Retail Center and Restaurant

**Direction:** East

**Current Base Zoning:** "C-2"

**Current Land Uses:** Retail Center

**Direction:** West

**Current Base Zoning:** Union Pacific Railroad

**Current Land Uses:** Railroad

## **Transportation**

**Thoroughfare:** West Avenue

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

**Proposed Changes:** None known

**Thoroughfare:** Jackson-Keller Road

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

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus line is the 651 line, which operates along West Avenue and 97 which operates along Jackson-Keller Road.

**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 the type of uses and building size. Therefore, accurate parking requirements for the subject property cannot be determined at this time.

Contractor Facility - Minimum Requirement: 1 space per 1,500 square feet of Gross Floor Area (GFA).  
Maximum Allowance: 1 space per 300 square feet of Gross Floor Area (GFA).

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current multi-family zoning classification, restricting future land uses to those permissible in the "MF-33" Multi-Family District.

**FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

**RECOMMENDATION:**

Staff and Zoning Commission (8-0) recommend approval pending the 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 Greater Dellview Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The zoning request is not consistent with the adopted future land use designation. A master plan amendment has been submitted, requesting to change the land use designation to Light Industrial. Staff and Planning Commission recommend approval of the plan amendment request.

**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 to "L" Light Industrial District. The existing land uses are primarily office, commercial and industrial in character. The current "MF-33" Multi-Family District is not representative of the zoning and uses along West Avenue and Jackson-Keller Road.

The 1.03 acre site location in an area to the rear of existing commercial uses with limited accessibility, along with the general surrounding conditions which include a drainage easement to the south and Union Pacific Railroad to the west, make it appropriate for the "L" Light Industrial District.

**3. Suitability as Presently Zoned:**

The existing "MF-33" Multi-Family District is not appropriate given the location and proximity to the Union Pacific Railroad.

The proposed "L" Light Industrial District is appropriate for the 1.03 acre site and surrounding properties, given the mix uses in the area. Staff believes the "L" Light Industrial District will be compatible with the surrounding land uses and overall character of the area.

**4. Health, Safety and Welfare:**

Staff finds no possible negative effects on the health, safety and welfare of the surrounding lands due to the proposed "L" Light Industrial District.

This district provides for a mix of light manufacturing uses, office park, flex-space, and limited retail and service uses that services the industrial uses with proper screening and buffering, all compatible with adjoining uses.

## **5. Public Policy:**

Should the plan amendment request be approved, the request does not appear to conflict with any public policy objective. The Light Industrial classification will allow continued development in accordance with the goals and objectives of the Greater Dellview Community Plan.

The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth.

## **6. Size of Tract:**

The subject property totals 1.03 acres in size, which adequately accommodates the uses permitted in the "L" Light Industrial District and for a Construction Trades Contractors.

## **7. Other Factors:**

Construction trades contractors. Service establishments that perform specialized construction, repair and maintenance activities including but not limited to plumbing, painting and electric work. Construction trades contractors generally work at the job site but may provide shops for prefabrication and related work. This use includes storage of equipment, tools, construction materials, heavy equipment and service vehicles. Outdoor storage shall comply with the class 5 storage standards of section 35-525. Examples of construction trades contractors include flooring contractors, concrete contractors, electrical contractors, glass contractors, masonry and dry wall contractors, painting contractors, plumbing contractors, heating and air conditioning contractors, roofing and siding contractors and groundskeeping and irrigation services.

The 1.03 acre tract has no frontage road access and the only access to the property has been provided with an access easement from West Avenue.