



# City of San Antonio

## Agenda Memorandum

**File Number:**16-1653

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**Agenda Item Number:** Z-11.

**Agenda Date:** 2/18/2016

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 2

**SUBJECT:**

Zoning Case Z2016065 S

**SUMMARY:**

**Current Zoning:** "L EP-1" Light Industrial Facility Parking/Traffic Control District

**Requested Zoning:** "L EP-1 S" Light Industrial Facility Parking/Traffic Control District with Specific Use Authorization for Truck Repair and Maintenance

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** February 2, 2016

**Case Manager:** Mary Morales-Gonzales, Planner

**Property Owner:** Golden State Properties, LLC

**Applicant:** Golden State Properties, LLC

**Representative:** Patrick W Christensen

**Location:** 3011 East Commerce Street

**Legal Description:** Lot TR-2 and TR-4, NCB 10233

**Total Acreage:** 1.340

**Notices Mailed**

**Owners of Property within 200 feet:** 9

**Registered Neighborhood Associations within 200 feet:** Jefferson Heights Neighborhood Association

**Applicable Agencies:** None

### **Property Details**

**Property History:** The subject property was annexed by the City of San Antonio in 1951 and was originally zoned "L." The property was rezoned to "AE-3 S EP-1" Arts and Entertainment Event Parking Overlay with a Specific Use Authorization for Motor Vehicle Sales (Full Service) District, following the adoption of Ordinance 2008-12-04-1128 (Zoning Case Z2009010 S). A 2002 zoning case converted the zoning to the current "L EP-1" Light Industrial Facility Parking/Traffic Control District.

**Topography:** The subject property does not include any abnormal physical features such as slope or inclusion in a floodplain.

### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** AE-3 S EP-1

**Current Land Uses:** Rack Express Commercial Warehouse and Vacant

**Direction:** South

**Current Base Zoning:** L EP-1

**Current Land Uses:** Vacant Commercial

**Direction:** East

**Current Base Zoning:** AE-3 S EP-1

**Current Land Uses:** Steeltron Metalworks, Unifirst Workplace Uniforms

**Direction:** West

**Current Base Zoning:** R-4 EP-1, MF-33 EP-1

**Current Land Uses:** Union Pacific Railroad Tracks, Vacant, Lincoln Park

**Overlay and Special District Information:** 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:** East Commerce Street

**Existing Character:** Primary Arterial B, two lanes in each direction

**Proposed Changes:** None known

**Thoroughfare:** Kraft Street

**Existing Character:** Local Street, one lane in each direction

**Proposed Changes:** None known

**Public Transit:** VIA bus routes #25 and #225 run along East Commerce Street.

**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 for truck maintenance and repair is as follows: Minimum Requirement: 1 per 500 square feet of GFA including service bays, wash tunnels and retail areas.

Maximum Requirement: 1 per 375 square feet of GFA including service bays, wash tunnels and retail areas.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current "L EP-1" base zoning.

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and 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 property is located within the Arena District Eastside Community Plan and is designated as Light Industrial in the future land use component of the Plan. The requested "L EP-1 S" 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:**

Both the existing and requested zoning are appropriate for the subject property. Based on existing land uses, the proposed use appears to be compatible with the surrounding land uses and overall character of the area.

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

Staff has found no evidence of likely negative impacts on public health, safety or welfare related to the zoning request.

**5. Public Policy:**

The requested zoning does not appear to conflict with any public policy objective.

**6. Size of Tract:**

The subject property measures approximately 1.340 acres, which is sufficient to accommodate the proposed development with adequate space for parking.

**7. Other Factors:**

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.