



City of San Antonio

Agenda Memorandum

File Number:17-4838

Agenda Item Number: 26.

Agenda Date: 9/5/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017230

(Associated Plan Amendment 17069)

SUMMARY:

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

Requested Zoning: "I-1" General Industrial District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 5, 2017

Case Manager: Erica Greene, Planner

Property Owner: Decisive Capital Investments

Applicant: Decisive Capital Investments

Representative: Patrick Christensen

Location: 1000 Block of Creekview Drive

Legal Description: 2.887 acres out of NCB 10579

Total Acreage: 2.887

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: United Homeowners Neighborhood Association

Applicable Agencies: Parks

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned “A” Temporary Residence District. A 1957 case, Ordinance #24417 zoned the subject property as “LL” First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-2” Heavy Industrial District. A 2005 case, Ordinance #101745 zoned the subject property “RE-S” Residential Estate District with Specific Use Authorization for a Manufactured Home.

Topography: The 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: RE-S

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: RE-S

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: RE-S, I-2

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: I-2

Current Land Uses: Redi-Mix

Overlay and Special District Information: None

Transportation

Thoroughfare: Creekview Drive

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #4 within walking distance of the subject property.

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: Warehouse: Warehousing requires a minimum of 1 per 5,000 sf GFA and a maximum of 1 per 350 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning. The current “RE” Rural Estate District allows single-family dwellings (detached) with a minimum lot size of one acre (43,560 square

feet) and a minimum lot width of 120 feet. Accessory dwellings and public/private schools are also allowed.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Within the Fort Sam Regional Center but not within a half mile of 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 property is located within the Arena District/Eastside Community Plan, and is currently designated as “Parks/Open Space” and “High Density Residential” in the future land use component of the plan. The requested “I-1” Light Industrial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use from “Parks/Open Space” and “High Density Residential” to “Heavy Industrial.” Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested zoning change for a plumbing warehouse blends in with the surrounding heavy industrial zoned properties.

3. Suitability as Presently Zoned:

The current “RE” base zoning district is not appropriate for the subject property’s location. The requested “I-1” base zoning district is consistent for the area. The subject property is consistent with existing “I-2” developments in the area.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses include two heavy industrial zoned properties and vacant lots. The requested zoning change to allow zoning for industrial zoning will fit in with the surrounding land uses.

5. Public Policy:

The rezoning request does not appear to conflict with the land use goals and strategies of the Arena District/Eastside Community Plan goals of protecting the neighborhoods by providing them with the necessary improvements to enable redevelopment.

6. Size of Tract:

The subject property totals 2.887 acres in size, which should reasonably accommodate the uses permitted in “I-1” General Industrial District.

7. Other Factors:

None.