



City of San Antonio

Agenda Memorandum

File Number:17-5389

Agenda Item Number: 26.

Agenda Date: 10/3/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2017269

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 3, 2017,

Case Manager: Nylicah Acosta, Planner

Property Owner: Dunworth Real Estate Company

Applicant: C & O Acquisitions, LLC

Representative: Brown & Ortiz, P.C.

Location: 6623 South Zarzamora Street

Legal Description: Lot 396G, NCB 7853

Total Acreage: 2.0083

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Tierra Linda Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1944 and was zoned “JJ” Commercial District. A 1977 case, Ordinance 47762, rezoned the property to “I-1” Light Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-1” General Industrial District.

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: R-6, C-2

Current Land Uses: Single- Family Residential and Smoke Shop

Direction: East

Current Base Zoning: R-4, C-2, C-3

Current Land Uses: Retail Center, Parking Lot, Auto Sales, Restaurant, Office, Laundromat

Direction: South

Current Base Zoning: C-3 NA

Current Land Uses: Retail Center

Direction: West

Current Base Zoning: I-1

Current Land Uses: San Antonio Police Substation

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.

Transportation

Thoroughfare: South Zarzamora Street

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: West Pyron Avenue

Existing Character: Collector Road

Proposed Changes: None Known

Public Transit: VIA route 520 is 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: Retail- Minimum vehicle spaces: 1 per 300 sf of GFA. Maximum vehicle space: 1 per 200 sf of GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The General Industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center, but is directly on the Zarzamora Premium Transit Corridor.

Staff Analysis and Recommendation: Staff recommends 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 Kelly/South San Pueblo Community Plan, and is currently designated as “Community Commercial” in the future land use component of the plan. The requested “C-2” Commercial base zoning district is consistent with the future land use designation.

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 applicant has requested a zone change to allow for general retail and a convenience store. Zarzamora is a commercial corridor and with a mix of “C-2” and “C-3” uses. The use of a retail strip and convenience store would not be out of character, and would fit with the current uses.

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is not appropriate given the future land use designation and the close proximity to single-family uses.

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 subject property is located within the one-half mile boundary of the Zarzamora Corridor and requests to go from industrial to commercial zoning. The request is consistent with Kelly/ South San PUEBLO Community Plan and SA Corridors which calls for increased density along existing commercial corridors. The “Community Commercial” land use category allows for medium intensity commercial uses, including restaurants, along arterials such as Zarzamora. Surrounding zoning is a mix of residential, commercial, and industrial uses.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

H Goal 3: Housing choices are available in walkable and bikeable neighborhoods located near transit, employment, retail, medical and recreational amenities.

Approval of this zoning case would be consistent with the goals, objectives, and future land use of the Kelly/South San PUEBLO Community Plan and is generally consistent with guiding principles of the Comprehensive Plan.

6. Size of Tract:

The subject property totals 2.000 acres in size, which reasonably accommodates the uses permitted in “C-2” Commercial District.

7. Other Factors:

None.