



City of San Antonio

Agenda Memorandum

File Number:18-1173

Agenda Item Number: Z-5.

Agenda Date: 1/18/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018007

SUMMARY:

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

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 5, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Estela Vargas

Applicant: Guadalupe Delgado

Representative: Mark Haynie

Location: 2200 West Martin Street

Legal Description: Lot 14, NCB 2236

Total Acreage: 1.5325

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Prospect Hill Neighborhood Association, West End Hope in Action

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was included in the original 36 square miles of the City of San Antonio and was zoned “J” Commercial District. The subject property converted to the current base zoning of “I-1” General Industrial District with the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: A small portion of the subject property is located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1”, “NC IDZ”

Current Land Uses: Single-Family Residence, Beauty Salon, Vacant Lot

Direction: East

Current Base Zoning: UZROW

Current Land Uses: Alazan Creek

Direction: South

Current Base Zoning: “MF-33”

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: “I-1”

Current Land Uses: Vacant Lot

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: West Martin Street

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: North Trinity Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route 77 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:

The minimum parking requirement for a Funeral Home is 1 parking space per 4 seats.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations. The current "I-1" 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. The subject property is within a ½ of a mile of the Commerce-Houston Street Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and 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 not located within an adopted Neighborhood, Community, Perimeter, or Sector Plan therefore, a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff finds 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" General Industrial District is not appropriate for the area. The subject property as well as the surrounding properties "I-1" base zoning is the result of an outdated base zoning that converted to the current industrial zoning. Commercial base zoning would be appropriate for the subject property as well as adjacent properties along West Martin Street.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning change is requested in order to develop the property into a Funeral Home.

5. Public Policy:

The rezoning request does not appear to conflict with the land use goals and strategies of the Comprehensive Plan.

Relevant Goals and Policies of the SA Tomorrow Comprehensive Plan may include:

GCF P8: Continue to focus on the revitalization of neighborhoods adjacent to downtown and extend these efforts to regional centers, urban centers and transit corridors.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential

areas to encourage shopping, services and entertainment amenities in closer proximity to housing and where appropriate.

GCF P13: Evaluate commercial and industrial land use and zoning designations in the core of the city, regional centers, urban centers and primary transit corridors to determine areas that could be converted to residential or mixed-use.

GCF P14: Establish appropriate buffers and transitions (land use, form and/or landscaping) between residential neighborhoods and surrounding higher-density development.

6. Size of Tract:

The subject property is approximately 1.5325 acres which will reasonably accommodate the proposed development of a Funeral Home.

7. Other Factors:

The subject property is currently in use as a restaurant but is zoned for Industrial land use which is not compatible with the surrounding residential, commercial, and park land uses. The site is not located within a Regional Center sub-area plan but does fall within one-half mile of Commerce-Houston Street high-capacity transit corridor as identified by the SA Tomorrow Comprehensive Plan. Additionally, the parcel is abutting Alazan Creek which is part of the Westside Creeks Restoration project which will see the construction of amenities such as multi-use trails and aquatic and riparian environmental restoration.

Most of the block has industrial zoning with retail and service uses. Additionally, south of the subject property are properties zoned for multi-family but many are used as single family uses. The area could benefit from an overall rezoning of the area. An alternative to an intense commercial zoning of “C-3” is “C-2 CD” with a conditional use for the funeral home. However, this would require renotification.