



City of San Antonio

Agenda Memorandum

File Number:18-1914

Agenda Item Number: 6.

Agenda Date: 2/20/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2018076

SUMMARY:

Current Zoning: "I-2 H AHOD" Heavy Industrial Mission Historic Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 20, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Rook Investment, LLC

Applicant: Mario Herrera

Representative: Mario Herrera

Location: 1319 March Avenue

Legal Description: Lot 25, NCB 11176, Save and Except a 0.9240 acre tract out of NCB 11176

Total Acreage: 4.0586

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Parks, Office of Historic Preservation, Stinson Airport, Office of World Heritage, Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 25, 1952, established by Ordinance 18115 and zoned "LL" First Manufacturing District. The zoning changed to "Historic I-2" Historic Heavy Industrial District, established by Ordinance 62153, dated January 9, 1986. Upon adoption of the 2001 Unified Development Code, the current "I-2" Heavy Industrial District converted from the previous "I-2."

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: I-1, C-2

Current Land Uses: Residential, Vacant Lot

Direction: South

Current Base Zoning: R-6

Current Land Uses: San Jose Burial Park

Direction: West

Current Base Zoning: C-2 S, I-1

Current Land Uses: Executive Center, Single-Family Residential, Vacant Lot

Overlay and Special District Information:

The surrounding properties are located in the Mission Historic District, which was adopted in February of 1977. Historic districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

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: March Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #63966) is west of the subject property at the corner of March Avenue and Roosevelt Avenue along Bus Route 42.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: There are various commercial uses allowed within the “C-2” base zoning district, and they each have their respective parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “I-2” Heavy Industrial district allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center. The subject property is located within a half (½)-mile of the Looper Premium Transit Corridor.

RECOMMENDATION:

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 subject property is located within the Stinson Airport Vicinity Land Use Plan and is currently designated as “Community Commercial” in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The subject property is currently zoned “I-2” Heavy Industrial District and the request would be downzoning to the less intense district of “C-2.”

3. Suitability as Presently Zoned:

The existing “I-2” base zoning district is not appropriate for the surrounding area. It is too intense of the zoning for the surrounding area and uses which include residential, commercial, and a burial park.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The request for “C-2” is less intense than the existing “I-2” district. The proposed zoning does not indicate likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

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

The property at 1319 March Road is located within the World Heritage Buffer Zone and the Mission Historic District. Surrounding properties are zoned as either C-2 S or I-1. The entire block is identified as community commercial for future land use. The property across March Ave is the San Jose Burial Park. The zoning request is consistent with the future land use designation for the property. This zoning change does not conflict with the World Heritage Office proposed zoning changes.

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

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

GCF Goal 7: Development practices that minimize mitigate or avoid negative impacts on the city's natural resources, water supply, water quality, surface waterways and air quality.

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.

Generally, the proposed zoning request is consistent with the SA Tomorrow Comprehensive Plan. The proposed zoning will align with the Stinson Airport Vicinity Land Use Plan and decreases the intensity which will minimize negative impacts on the historic and natural resources in the vicinity. SA Corridors also identified the future land use of this site to remain community commercial.

6. Size of Tract:

The 4.0586 acre site is of sufficient size to accommodate the proposed development. The subject property is already developed with multiple structures.

7. Other Factors:

In accordance with the San Antonio City Unified Development Code, the Office of Historic Preservation reviews all exterior work for any property with the historic overlay. Exterior work requires a Certificate of Appropriateness before work begins. Approval of a zoning change does not imply approval of or take the place of design review as directed by the UDC.