



City of San Antonio

Agenda Memorandum

File Number:14-734

Agenda Item Number: Z-6.

Agenda Date: 4/17/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Zoning Case Z2014049

SUMMARY:

Current Zoning: "R-4 MC-2 AHOD" Residential Single-Family South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District

Requested Zoning: "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 21, 2014

Case Manager: Osniel Leon, Planner

Property Owner: Arturo Leal

Applicant: Arturo Leal

Representative: Arturo Leal

Location: A portion of the 100 Block of San Juan Road

Legal Description: Track 5A, NCB 10914, save and except that portion conveyed to the City of San Antonio in Volume 10326, Page 356 of the Deed Records of Bexar County, Texas

Total Acreage: 0.84

Notices Mailed

Owners of Property within 200 feet: 21

Neighborhood Associations: None (within 200 feet)

Planning Team Members: Stinson Airport Vicinity Land Use Plan - 14

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject property was annexed in 1952, and was originally zoned “B” Residence District. Upon adoption of the 2001 Unified Development Code, the previously base zoning district converted to the current “R-4” Residential Single-Family District. The property is not platted, is currently undeveloped and is split by a drainage easement owned by the City of San Antonio.

Topography: The property is relatively flat and slopes down where the drainage easement is located. The west portion is included in the 100 Year Flood Plain.

Adjacent Zoning and Land Uses

Direction: West and North

Current Base Zoning: “R-4”

Current Land Uses: Undeveloped land and single-family residences

Direction: East, South and Southeast

Current Base Zoning: “R-4”, “C-2” and “C-3”

Current Land Uses: Duplex, auto repair and undeveloped land

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.

The “MC-2” South Presa Metropolitan Corridor provides site and building design standards for properties located along South Presa Street between Interstate Highway 10 and Southeast Loop 410. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Development Services Department.

Transportation

Thoroughfare: South Presa Street and Southton Road

Existing Character: Secondary Arterial Type A; one lane in each direction with no sidewalks.

Proposed Changes: None known

Thoroughfare: San Juan Road

Existing Character: Local Street; one lane in each direction with no sidewalks.

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 36, which operates west of the subject property along South Presa Street.

Traffic Impact: A Traffic Impact Analysis (TIA) is required but may be deferred until the platting or permitting stage of development. A traffic engineer must be present at the Zoning Commission meeting.

Parking Information: Off-street vehicle parking requirements are typically determined by use and, often, by size of the development. The rezoning application refers to a proposed grocery store use.

Grocery Store

Minimum Requirement: 1 space per 300 square feet of Gross Floor Area (GFA)

Maximum Allowance: 1 space per 200 square feet of GFA

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the existing residential single-family zoning designation.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

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 subject property is located within the Stinson Airport Vicinity Land Use Plan, and is currently designated as Mixed Use in the future land use component of the plan. The requested "C-2" base zoning district is consistent with the adopted future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts on neighboring properties related to the zoning change request. The subject property is mainly surrounded by commercial zoning along this portion of South Presa Street with the majority of residential zoning to the north.

3. Suitability as Presently Zoned:

The current "R-4" Residential Single-Family District is not consistent with the adopted land use designation. The requested commercial zoning is suitable for the subject property due to its location at the intersection of two arterial thoroughfares. Additionally, there is an established pattern of commercial zoning along this portion of South Presa Street. Staff is supportive of the rezoning; however, development may be a challenge due to the existing City of San Antonio-owned drainage easement that splits the subject property.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse affects on the public health, safety, or welfare due to this request.

5. Public Policy:

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

6. Size of Tract:

The subject property is 0.84 in size, which should be able to accommodate neighborhood-scale commercial uses. However, the property is split into two separate pieces by a City-owned drainage easement. The smaller portion of the subject property may not be large enough to accommodate buffers and building setbacks required by the "MC-2" Metropolitan Corridor Overlay District.

7. Other Factors:

The "C-2" Commercial District permits general commercial activities designed to serve the community and promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. No outdoor storage or display of goods shall be permitted except for outdoor dining.