



City of San Antonio

Agenda Memorandum

File Number:14-816

Agenda Item Number: Z-4.

Agenda Date: 5/1/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 2

SUBJECT:

Zoning Case Z2014109 S

SUMMARY:

Current Zoning: "L EP-1" Light Industrial Facility Parking/Traffic Control Overlay District

Requested Zoning: "L S EP-1" Light Industrial Facility Parking/Traffic Control Overlay District with a Specific Use Authorization for Lofts

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 1, 2014

Case Manager: Tony Felts, Planner

Property Owner: Eugene & Betty Braden

Applicant: Eugene & Betty Braden

Representative: P.W. Christensen, P.C. (Patrick Christensen)

Location: 3363 East Commerce Street

Legal Description: 1.168 acres out of Tract 7A, NCB 10234

Total Acreage: 1.168

Notices Mailed

Owners of Property within 200 feet: 3

Registered Neighborhood Associations within 200 feet: Jefferson Heights Neighborhood Association

Planning Team: 22 - Arena District/Eastside Community Plan

Applicable Agencies: None

Property Details

Property History: The subject property is a portion of a larger lot. It was annexed in 1951, and was originally zoned “L” First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to “I-2” Heavy Industrial District. In a 2008 City-initiated rezoning case, the subject property was rezoned to "AE-4" Arts and Entertainment-4 District. In 2012, the property was rezoned to the current “L” Light Industrial District.

The subject property is currently developed as an approximately 50,427 square foot warehouse that was constructed in 1964. The rezoning request is meant to allow a portion of the existing structure to be refurbished as loft apartments.

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

Adjacent Zoning and Land Uses

Direction: North, East, West

Current Base Zoning: “AE-4”

Current Land Uses: Warehousing, light manufacturing, offices

Direction: South

Current Base Zoning: “AE-3”, “R-4”

Current Land Uses: Church, park, library, upholstery shop, service garage

Overlay and Special District Information: The subject property and all surrounding properties carry the “EP -1” Facility Parking/Traffic Control District which establishes regulations for parking and traffic around large facilities that attract large amounts of vehicle traffic. The overlay district is meant to regulate parking of vehicles in areas not properly zoned for commercial parking; to reduce aesthetic and traffic problems for persons and businesses in these areas; to reduce visual blight, congestion, and wear and tear on city streets; and to increase access for emergency vehicles in these areas.

Transportation

Thoroughfare: East Commerce Street

Existing Character: Primary Arterial Type B; two lanes in each direction without sidewalks

Proposed Changes: None known

Public Transit: The nearest VIA bus line is the number 25, which operates along East Commerce Street in the vicinity 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: Off-street vehicle parking requirements for residential uses are typically determined by number of dwelling units. The zoning application refers to lofts. The UDC does not include separate parking requirements for loft dwellings, but the closest related use would be multi-family residences. Multi-family dwellings require a minimum of 1.5 spaces per unit, and a maximum of 2 spaces per unit.

The requisite Specific Use Authorization site plan does not indicate parking, as the Specific Use Authorization applies only to the building and none of the larger site; however, a staff field visit indicated sufficient area for

parking on the site.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current Light Industrial base zoning district without the necessary Specific Use Authorization and development of Lofts on the property would be prohibited.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (8-0) 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 Arena District/Eastside Community Plan and is designated as Light Industrial in the future land use component of the plan. This zoning request does not propose to change the current “L” base zoning district, which is consistent with the adopted future land use designation, but add a Specific Use Authorization for Lofts. The Arena District/Eastside Community Plan does envision new housing types in the plan area.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The immediate vicinity consists of a mix of various uses and zoning districts, including single-family residential, commercial, and industrial.

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate for the subject property and surrounding properties.

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

6. Size of Tract:

The subject property is 1.168 acres in size, which should reasonably accommodate the proposed lofts.

7. Other Factors:

While none of the base zoning districts in the immediate vicinity of the subject property to the north of East Commerce Street allow any type of dwelling by right, to the south of East Commerce Street, the area is a mix of commercial, residential, and recreational uses. The “L” base zoning district does allow for some mixed use residential, and this, combined with the uses on the south side of East Commerce Street make the requested Specific Use Authorization appropriate for the subject property.