



City of San Antonio

Agenda Memorandum

File Number:21-1073

Agenda Item Number: 19.

Agenda Date: 1/19/2021

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2020-10700284

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: January 19, 2021

Case Manager: Mercedes Rivas, Senior Planner

Property Owner: James Poole

Applicant: James Poole

Location: 1515 North Zarzamora Street

Legal Description: Lots 28-30, NCB 6685

Total Acreage: 0.1377

Notices Mailed

Owners of Property within 200 feet: 44

Registered Neighborhood Associations within 200 feet: West End Hope In Action Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The property was part of the original 36 square miles of the City of San Antonio and was originally zoned “J” Business District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned “J” Business District converted to the current “I-1” General Industrial District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1”

Current Land Uses: Stone Curing

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Restaurant

Direction: South

Current Base Zoning: “L”

Current Land Uses: Natural

Direction: West

Current Base Zoning: None

Current Land Uses: Railroad

Overlay and Special District Information:

None.

Transportation

Thoroughfare: North Zarzamora Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Henry Street

Existing Character: Local

Proposed Changes: None known

Public Transit: There are VIA bus routes within walking distance of the subject property.

Route Served: 82, 88, 103, 282, and 288

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 motor vehicle sales is 1 per 500 sf GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning designation of “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.

Proposed: The “C-3” General Commercial districts are designed to provide for more intensive commercial uses than those located within the "NC," "C-1," "C-2" or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The subject property is not within a Regional Center and is not located within a 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 not located within any Community, Neighborhood, or Sector Plan therefore a finding of consistency is not required.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impact on the neighboring lands in relation to this zoning change request. The proposed “C-3” is consistent with the surrounding area and constitutes a downzoning of the property.

3. Suitability as Presently Zoned:

The existing "I-1" base zoning district is appropriate for the subject property. The proposed “C-3” General Commercial District is more appropriate for the subject property as there are currently “C-2” and “C-3NA” uses in the surrounding area. Further, the requested “C-3” will permit less intense uses for the subject property.

4. Health, Safety and Welfare:

Staff has found no negative impacts on the public health, safety, or welfare in relation to this rezoning request.

5. Public Policy:

None.

6. Size of Tract:

The subject property totals 0.1377 acres and is sufficient size for commercial uses and motor vehicle sales.

7. Other Factors:

The property owner intends to use the property for motor vehicle sales.