



# City of San Antonio

## Agenda Memorandum

**File Number:** 14-2397

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**Agenda Item Number:** Z-15.

**Agenda Date:** 11/6/2014

**In Control:** City Council A Session

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 5

**SUBJECT:**

Zoning Case Z2014256

**SUMMARY:**

**Current Zoning:** "I-1 AHOD" General Industrial Airport Hazard Overlay District and "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

**Requested Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** October 7, 2014

**Case Manager:** Pedro Vega, Planner

**Property Owner:** Jose I and Maria Griselda Carrillo

**Applicant:** Rick Thompson

**Representative:** Rick Thompson

**Location:** 1802 South Zarzamora Street

**Legal Description:** Lot 1 and Lot 25, Block C, NCB 2533 save and except that portion conveyed to the City of San Antonio in Volume 3535, Page 58, Deed and Plat records of Bexar County, Texas

**Total Acreage:** 1.056

**Notices Mailed**

**Owners of Property within 200 feet:** 24

**Neighborhood Associations:** Collins Garden Neighborhood Association

**Planning Team Members:** Guadalupe Westside Community Plan - 22

**Applicable Agencies:** None

### **Property Details**

**Property History:** The subject property is located within the city limits as recognized in 1938 and was originally zoned "J" Commercial District and "L" First Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial District and "I-2" Heavy Industrial District. The property consists of two lots that were platted into their current configurations in 1954 (Volume 3535, page 58 of the Deed and Plat Records of Bexar County, Texas) and 1955 (Volume 3700, page 81 of the Deed and Plat Records of Bexar County, Texas). The property is developed with multiple buildings built in the 1960s.

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

### **Adjacent Zoning and Land Uses**

**Direction:** East

**Current Base Zoning:** "I-2"

**Current Land Uses:** Commercial Truck Service/Repair

**Direction:** South

**Current Base Zoning:** "R-4" and "I-1"

**Current Land Uses:** Retail, Commercial Uses and Single-Family Dwelling

**Direction:** West across South Zarzamora Street

**Current Base Zoning:** "I-1"

**Current Land Uses:** Warehouse and Vacant Lot

**Direction:** North across Hazel Street

**Current Base Zoning:** "I-1"

**Current Land Uses:** Single-Family Dwelling, Restaurant and Medical Center

**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:** Hazel Street

**Existing Character:** Collector Street; 1 lane in each direction without sidewalks; dead-end into railroad right-of-way

**Proposed Changes:** None known

**Thoroughfare:** South Zarzamora Street

**Existing Character:** Primary Arterial Type A; 2 lanes in each direction with sidewalks

**Proposed Changes:** None known

**Public Transit:** The VIA bus line number 510, operates along South Zarzamora Street.

**Traffic Impact:** A Traffic Impact Analysis (TIA) is not required because traffic generated by the proposed

development does not exceed the threshold requirements.

**Parking Information:** Off-street vehicle parking requirements are typically determined by the type of use and building size.

Variety Store - Retail - Minimum Requirement: 1 space per 300 square feet of Gross Floor Area. Maximum Allowance: 1 space per 200 square feet of Gross Floor Area.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the request will result in the subject property retaining the current general and heavy industrial classifications, restricting future land uses to those permissible in the “I-1” and “I-2” zoning districts.

**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 Guadalupe/Westside Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

Community Commercial provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, or the intersection of two arterials, or along arterials or higher order streets where already established.

**2. Adverse Impacts on Neighboring Lands:**

Granting of the "C-2" Commercial District is not likely to have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from multi-family, commercial to industrial. This area is in the process of revitalization and rezoning the property will encourage and promote the revitalization goals of the neighborhood.

When commercial zoning districts abut single-family residential zoning or uses, building setbacks and landscape buffers are required to mitigate the effects of increased traffic, noise, and lighting from the commercial development. The “C-2” district requires a 30-foot rear setback, a 10-foot side setback and 15-foot wide landscape buffer where the commercial zoning district abuts a residential zoning district.

**3. Suitability as Presently Zoned:**

The existing "I-1" General Industrial District and “I-2” Heavy Industrial District is not consistent with the adopted land use plan; however, it is consistent with the other zoning in the area. The Guadalupe/Westside Community Plan encourages redevelopment of this area, transitioning from industrial to retail and service uses.

The proposed "C-2" Commercial District will not change the overall character of the community.

**4. Health, Safety and Welfare:**

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to the "C-2" Commercial District. The "C-2" Commercial District is a substantial downzoning from the existing "I-1" General Industrial District and "I-2" Heavy Industrial District.

**5. Public Policy:**

The requested zoning change does not appear to conflict with any public policy objectives.

The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

**6. Size of Tract:**

The subject site is 1.056 acres in size, which should reasonably accommodate the uses permitted in the "C-2" district, as well as the proposed Family Dollar Store.

**7. Other Factors:**

The proposed zoning request could be appropriate at this location because it is an adaptive and beneficial use of the undeveloped lot. The "C-2" designation for the property is not out of character given the commercial uses along South Zarzamora Street.