



City of San Antonio

Agenda Memorandum

File Number: 14-2536

Agenda Item Number: Z-16.

Agenda Date: 11/6/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 5

SUBJECT:

Zoning Case Z2014255 CD

SUMMARY:

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

Requested Zoning: "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with a Conditional Use for Auto and Light Truck Repair

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 07, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: Carolina Fuentes

Applicant: Carolina Fuentes

Representative: Carolina Fuentes

Location: 1813 and 1815 South Brazos Street

Legal Description: The North 67.2 Feet of Lot 15, Block D, NCB 3797

Total Acreage: 0.1509

Notices Mailed

Owners of Property within 200 feet: 29

Registered Neighborhood Associations within 200 feet: Collins Garden

Planning Team: Guadalupe Westside Community Plan - 21

Applicable Agencies: None

Property Details

Property History: The subject property is located within the original city limits as established in 1938 and was originally zoned “L” First Manufacturing District. In 1965 this zoning district converted to Heavy Industry District, which is the present zoning district for the property. The property was platted in 1984 but this does not match its current configuration. Two addresses are associated with the property: 1815, which is associated with the residential structure and 1813, assigned to the commercial garage structure.

In April 2014 the property owner sought registration for Nonconforming Use; however, registration was only granted for the residence and denied for the commercial garage.

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

Adjacent Zoning and Land Uses

Direction: North and West

Current Base Zoning: “R-4” and “I-2”

Current Land Uses: Single-family residences, vacant lots and parking lots

Direction: East

Current Base Zoning: “I-2”

Current Land Uses: Vacant land, business warehouse and foodmart

Direction: South

Current Base Zoning: “I-2”, “I-1”, “R-4” and “MF-33”

Current Land Uses: Welding shop, bar, vacant lot, storage yard and single-family residence

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: Kemper Street

Existing Character: Local street; one lane in each direction.

Proposed Changes: None known

Thoroughfare: South Brazos Street

Existing Character: Secondary Arterial Type B; one lane in each direction with sidewalks on each side.

Proposed Changes: None known

Thoroughfare: Merida Street

Existing Character: Local street; one lane in each direction with sidewalks on each side.

Proposed Changes: None known

Public Transit: VIA bus routes 62 and 66 operate on South Brazos Street and bus route 268 operates along South Brazos Street and Merida Street.

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: Off-street vehicle parking requirements are determined by type of use and building size. The Traffic Impact Analysis refers to an auto and light truck repair.

Auto - Auto and Light Truck Repair: Minimum Parking Requirement: 1 per 500 square feet Gross Floor Area (GFA) including services bays, wash tunnels and retail areas, plus 2 additional spaces for each inside service bay; Maximum Parking Requirement: 1 per 375 square feet GFA including service bays, wash tunnels, and retail areas, plus 2 additional spaces for each inside service bay.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the existing “I-2” zoning designation.

FISCAL IMPACT:

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

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 designated as Neighborhood Commercial in the future land use component of the plan. The requested zoning is consistent with the future land use designation. The request will bring the property into compliance and will create a zoning buffer between the residential and industrial districts.

2. Adverse Impacts on Neighboring Lands:

Staff finds no likely adverse impacts on neighboring lands due to the existing industrial uses and the existing development of the subject property.

3. Suitability as Presently Zoned:

The current “I-2” base zoning district is not consistent with the future land use designation and the surrounding single-family residential uses.

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

6. Size of Tract:

The subject property totals 0.1509 acres in size, which reasonably accommodates the uses permitted in “C-1” zoning district and existing residential and commercial uses on the property.

7. Other Factors:

The property is currently developed and no proposed changes are known.