



City of San Antonio

Agenda Memorandum

File Number:15-4181

Agenda Item Number: 11.

Agenda Date: 8/4/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015244 S

SUMMARY:

Current Zoning: "C-1 H MC-2 RIO-6 AHOD" Light Commercial Mission San Juan Historic South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District

Requested Zoning: "C-2 S H MC-2 RIO-6 AHOD" Commercial Mission San Juan Historic South Presa Metropolitan Corridor River Improvement Overlay Airport Hazard Overlay District with Specific Use Authorization for a Motel

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 4, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Ermillo & Luz Maria Escamilla

Applicant: Jennifer Escamilla

Representative: Jennifer Escamilla

Location: 8888 South Presa Street

Legal Description: Lots 7, 8, and 9, Block 3, NCB 10922

Total Acreage: 1.629

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: None

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits in 1952 and was originally zoned “B” Residence District. In 1977 it was rezoned to “B-3NA H” Historic Business Nonalcoholic Sales District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “C-3NA H” Historic General Commercial Nonalcoholic Sales District. In 2011 it was rezoned to “C-1 H” Light Commercial Historic District. In 2001 a 5,178 square foot Motel structure with approximately 840 square feet of living quarters was developed on the subject property. The subject property was platted in its current configuration in 2001 as described by deed and plat records (volume 9853, page 7 of the Deed and Plat Records of Bexar County, Texas).

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6 H

Current Land Uses: Single-Family Residential

Direction: East

Current Base Zoning: C-1 H

Current Land Uses: Bar, Office Building/Warehouse

Direction: South

Current Base Zoning: R-6 H, RM-4 H

Current Land Uses: Vacant

Direction: West

Current Base Zoning: C-1 H

Current Land Uses: Single-Family Residential, Vacant

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 surrounding properties are located in the Mission San Juan Historic District. Historic Districts do not regulate use of the property, but do enforce building exterior design standards meant to maintain the architectural character or cultural significance of the designated area. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

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 Zoning Section of the Development Services Department.

All surrounding properties carry the "RIO" River Improvement Overlay District, due to their proximity to the San Antonio River. The purpose of these districts is to establish regulations to protect preserve and enhance the San Antonio River and its improvements by establishing design standards and guidelines. Building plans and permit applications will be subject to review by the Office of Historic Preservation and the Historic and Design Review Commission (HDRC) prior to any permits being issued.

Transportation

Thoroughfare: South Presa

Existing Character: Secondary Arterial, Type A; two lanes each direction

Proposed Changes: None known

Thoroughfare: Graf Road, Old Corpus Christi Road

Existing Character: Local, Type A; one lane each direction

Proposed Changes: None known

Public Transit: There is no nearby VIA route to subject property

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 typically determined by the type of use and building size. The zoning application refers to Motel use.

Minimum Parking Requirement: 0.8 per room plus 1 per 800 square feet of public meeting area and restaurant space;

Maximum Parking Requirement: 1 per room plus 1 per 400 square feet of public meeting areas and restaurant space.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

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

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 proposed zoning request is not increasing the intensity of use as defined by the Stinson Airport Vicinity Land Use Plan and surrounding area.

3. Suitability as Presently Zoned:

The existing base zoning and use is consistent with the surrounding pattern of development. The transportation network supports such 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 request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property measures 1.629 acre tract is sufficient to accommodate the proposed Motel expansion development and parking requirements.

7. Other Factors:

The proposed project initiated a Plan Amendment to the Stinson Airport Vicinity Land Use Plan from Neighborhood Commercial to Community Commercial and was approved Planning Commission on July 9, 2014 and by City Council on August 21, 2014. The applicant is proposing the zoning change based on the approval of the Plan Amendment.

On January 15, 2014, the Historic and Design Review Commission issued a Certificate of Appropriateness identifying the property as historically significant based on criteria listed in Section 35-607 of the Unified Development Code. The five criteria identified as being applicable to the subject property are specified in the attached Certificate of Appropriateness and Statement of Significance.

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.