



City of San Antonio

Agenda Memorandum

File Number:15-4851

Agenda Item Number: 4.

Agenda Date: 9/15/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2015281

SUMMARY:

Current Zoning: "MF-33 AHOD" Multi-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 15, 2015

Case Manager: Ernest Brown, Planner

Property Owner: Gladys Botello Lopez, Rene Botello, Roland Botello, Joel Botello, Guadalupe Cultural Arts Center, and Priscilla O. Cruz and Roland G Botello

Applicant: Pavilion FD - San Antonio, LLC (Thomas Gauch, Vice President of Pavilion Development Co.)

Representative: Kaufman and Killen Inc (Ashley Farrimond)

Location: 1214 El Paso Street and 806, 810, and 814 South Brazos Street

Legal Description: Lots 11, 12, 13 and 14, Block 4, NCB 2438

Total Acreage: 0.706

Notices Mailed

Owners of Property within 200 feet: 25

Registered Neighborhood Associations within 200 feet: Avenida Guadalupe Neighborhood Association

Planning Team: Guadalupe Westside Planning Team-22

Applicable Agencies: None

Property Details

Property History: The subject property is located within the city limits as established in 1938 and was zoned "J" Commercial District. In 1992 the subject property was rezoned to "R-3" Multi-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "MF-33" Multi-Family District. The subject property was platted in its current configuration as established in the City's original 36 square miles plat. Lot 11 of the subject property was developed with a 1,112 square foot residential structure built 1928. Lot 12 was not developed and is vacant. Lot 13 was developed with a 2,000 square foot Laundromat structure built in 1960 using Lot 14 as a parking lot. The Laundromat structure is currently vacant.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, MF-33 HL, MF-33

Current Land Uses: Arts Center, Bakery, Vacant, Single-Family Residence, Parking Lot

Direction: East

Current Base Zoning: MF-33

Current Land Uses: Vacant, Corner Store, Housing Units, Single-Family Residence

Direction: South

Current Base Zoning: MF-33, C-3NA

Current Land Uses: Single-Family Residence, Parking Lot, Arts Center

Direction: West

Current Base Zoning: C-3 HS, C-3, C-2

Current Land Uses: Theater, Parking Lot, Cafe

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: South Brazos Street, Guadalupe Street

Existing Character: Secondary Arterial, Type B; one lane each direction with sidewalks both sides.

Proposed Changes: None known

Thoroughfare: El Paso, South Smith Street, Torreon

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

Proposed Changes: None known

Public Transit: The nearest VIA bus line to the subject property is the 66, which operate along South Brazos

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 typically determined by the type of use and building size. The zoning application do not refers to any specific land use or building type.

ISSUE:

None.

ALTERNATIVES:

None.

FISCAL IMPACT:

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

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 Guadalupe Westside Community Plan and is currently designated as Low Density Mixed use in the future land use component of the plan. The requested “C-2P” 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.

3. Suitability as Presently Zoned:

The existing “MF-33” base zoning district and the “C-2” base zoning district are both appropriate for the subject property.

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 0.706 of an acre in size, which is sufficient to accommodate the commercial development with adequate space for parking.

7. Other Factors:

Per City Code Section 35-310.10, Table 310.10-1 the following are required for “C-2 P” zoned properties:

parking shall be located in the rear of the principal use or principal building and buildings shall contain ground level fenestration (transparent windows and openings at street level) which conform to the commercial urban design standards, subsection 35-204(o)(6).