



City of San Antonio

Legislation Details (With Text)

File #: 18-4246

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/17/2018

Title: ZONING CASE # Z2018243 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.673 acres out of NCB 12489, located at 2896 Blanco Road and 2906 Blanco Road. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18083)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018243
(Associated Plan Amendment 18083)

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 17, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: GEJAR LLC

Applicant: David W. Dye

Representative: David W. Dye

Location: 2896 Blanco Road and 2906 Blanco Road

Legal Description: 0.673 acres out of NCB 12489

Total Acreage: 0.673

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: Edison Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The property was annexed into the City of San Antonio and zoned "F" Local Retail District by Ordinance 1941, dated May 31, 1940. The property was rezoned from "F" to "JJ" Commercial District by Ordinance 28527, dated June 2, 1960. The property converted from "JJ" to the current "I-1" General Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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", "C-3"

Current Land Uses: Restaurant

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Athletic Field

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Commercial Businesses

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Commercial Businesses

Overlay and Special District Information:

"AHOD"

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: Blanco Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: McIlvaine Street

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 2 and 202 are within walking distance of the subject property.

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 for medical supplies business is 1 parking space per 300 square feet of the gross floor area.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of "I-1" General Industrial District which permits 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 and drug manufacturing, sand and gravel storage and sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage. Schools are not permitted within industrial base zoning districts.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center. The property is located within ½ of a mile of the San Pedro Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending the Plan Amendment

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 North Central Neighborhoods Community Plan and is currently designated as "Neighborhood Commercial" in the future land use component of the plan. The requested "C-2" base zoning district is not consistent with the future land use designation. The applicant is requesting a land use amendment from "Neighborhood Commercial" to "Community Commercial" to accommodate the proposed rezoning. Staff recommends Approval of the Plan Amendment. The Planning Commission recommendation is pending the August 8, 2018 commission hearing.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed rezoning is a downzoning and is more appropriate for the area.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial District is not an appropriate base zoning for the surrounding area. The properties along this portion of Blanco Road carry industrial base zoning due to an old code conversion. The requested “C-2” is a more appropriate base zoning for the property and the surrounding area.

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 proposed rezoning does not appear to conflict with the goals and objectives of the North Central Neighborhoods Community Plan. The proposed rezoning from “I-1” to “C-2” is a downzoning. The current “I-1” base zoning is too intense for the property and the surrounding area. The requested “C-2” base zoning will allow for the continued use of the property as a medical supply store.

Relevant Goals of the North Central Neighborhoods Community Plan:

- GOAL 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.
- GOAL 5: Promote future development that is compatible with existing neighborhoods and that incorporates sound stormwater management practices.

6. Size of Tract:

The subject property is 0.673 of an acre, which currently accommodates the medical supply business and a restaurant.

7. Other Factors:

None.