



City of San Antonio

Legislation Details (With Text)

File #: 16-3248

Type: Zoning Case

In control: City Council A Session

On agenda: 6/2/2016

Title: ZONING CASE # Z2016126 (Council District 1): An Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 1.034 acres out of NCB 8409, located at 3934 Fredericksburg Road. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-126 Location Map, 2. Z2016126 Minutes, 3. Draft Ordinance, 4. Z2016126 Zoning Commission Minutes, 5. Ordinance 2016-06-02-0413

Date	Ver.	Action By	Action	Result
6/2/2016	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2016126

SUMMARY:

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

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 17, 2016. This case was postponed from April 19, 2016.

Case Manager: Oscar Aguilera, Planner

Property Owner: Calios, Inc.

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 3934 Fredericksburg Road

Legal Description: 1.034 acres of land out of NCB 8409

Total Acreage: 1.034

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Maverick Neighborhood Association.

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on November 30, 1944 and was originally zoned "B-2" Business District. On October 4, 1979, the property was rezoned to "I-1" Light Industrial District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "I-1" General Industrial District.

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

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: C-3NA, C-3 R, C-2, I-1

Current Land Uses: Retail Center, Restaurant, and University.

Direction: East, South

Current Base Zoning: C-3 NA, I-1

Current Land Uses: Plumbing Repair, Commercial Yard, Parking lot, Offices and Beauty Shop

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: Fredericksburg Road

Existing Character: Secondary Arterial Type A 86'

Proposed Changes: None known

Thoroughfare: Spencer Lane

Existing Character: Local Street

Proposed Changes: None known

Public Transit: VIA bus routes 520 and 95 at Fredericksburg Road and Balcones Road.

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: Car Wash: Minimum vehicle parking spaces 1 per 500 sf. GFA. Maximum vehicle parking spaces 1 per 375 sf. GFA.

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 and Zoning Commission (10-0) 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 Near Northwest Community Plan and is currently designated as “Regional Commercial” in the future land use component of the plan. The requested “C-3” base zoning district is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The requested “C-3” district is appropriate for the subject property adjacent to other “I-1” and “C-3” zoned properties. The site location is on a Secondary Arterial Type “A” 86 feet thoroughfare and it is surrounded by similar land 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 is 0.625 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.