City of San Antonio

Legislation Details (With Text)

File #:	16-2716
Type:	Zoning Case
	In control: City Council A Session
On agenda:	5/5/2016
Title:	ZONING CASE # Z2016099 (Council District 5): An Ordinance amending the Zoning District Boundary from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on 0.4001 acres out of Lot 8, Block 38, NCB 3697, located at 802 Brady Boulevard. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16030)
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Z2016-099 Location Map, 2. Z2016099 Minutes, 3. Draft Ordinance, 4. Ordinance 2016-05-05-0329

Date	Ver.	Action By	Action	Result
5/5/2016	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2016099
(Associated Plan Amendment 16030)

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

Requested Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 5, 2016. This case is continued from March 15, 2016 hearing.

Case Manager: Shepard Beamon, Planner

Property Owner: George Abraham

Applicant: George Abraham

Representative: George Abraham

Location: 802 Brady Boulevard

Legal Description: 0.4001 acres from Lot 8, Block 38, NCB 3697

Total Acreage: 0.4001

Notices Mailed
Owners of Property within 200 feet: 19
Registered Neighborhood Associations within 200 feet: None
Applicable Agencies: None

Property Details
Property History: The subject property was a part of the original 1938 city limits. According to available records, the subject property was zoned "L" First Manufacturing District. Upon the adoption of the 2001 Unified Development Code, the subject property was converted to "I-2" Heavy Industrial District.

Topography: The subject property is surrounded by the 100-year floodplain zone and does not have un-flooded access.

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: MF-33
Current Land Uses: Single-Family Residences

Direction: East
Current Base Zoning: UZROW, I-2
Current Land Uses: Railroad

 Direction: South
Current Base Zoning: I-2, UZROW
Current Land Uses: Vacant, Highway 90

Direction: West
Current Base Zoning: I-2, R-4
Current Land Uses: Single-Family Residences

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: Brady Boulevard
Existing Character: Local Street
Proposed Changes: None known

Thoroughfare: Driftwood
Existing Character: Local Street
Proposed Changes: None known

Public Transit: There are no VIA Bus Routes located within close proximity to the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. A traffic engineer familiar with the project must be present at the zoning commission meeting.

Parking Information: Retail - Convenience Store-Minimum Vehicle Spaces: 6 per 1,000 sf GFA; Maximum Vehicle Spaces: 10 per 1,000 sf GFA.
Service - Laundry/Dry Cleaning (Self-Service)-Minimum Vehicle Spaces: 1 per 300 sf GFA; Maximum Vehicle Spaces: 1 per 200 sf GFA.

ISSUE:
None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject property retaining the present "I-2 AHOD" zoning district designation.

FISCAL IMPACT:
None.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval, pending Plan Amendment.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:
The property is located within the Guadalupe Westside Community Plan and is designated Low Density Residential. The requested "C-1" base zoning district is not consistent with the adopted land use designation. The applicant has requested a Plan Amendment to Neighborhood Commercial. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:
Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request. The requested zoning will allow for a convenience store and laundromat.

3. Suitability as Presently Zoned:
The existing "I-2" zoning district is not appropriate for the subject property and surrounding areas, as the surrounding properties primarily consist of residential uses. Furthermore, the subject property is situated on the neighborhood perimeter and is adjacent to a railroad. The proposed zoning would serve as a buffer between the railroad and residences.

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. The requested zoning and project uphold the goals of the Guadalupe Westside Community Plan by encouraging the development of vacant and substandard parcels as well as by promoting compatibility between business and residents.

6. Size of Tract:

The subject property is 0.4001 acres in size, which will accommodate commercial/retail uses.

7. Other Factors:

The applicant has been informed of the C-1 requirements including a minimum 15 foot landscape buffer between the primary use and the adjoining residential properties in the rear and the public right-of-way in the front. Furthermore, under the "C-1" zoning district, parking must be located behind the front facade of the primary structure.