



City of San Antonio

Legislation Details (With Text)

File #: 15-2073

Type: Zoning Case

In control: Zoning Commission

On agenda: 3/17/2015

Title: ZONING CASE # Z2015120 (Council District 1): A request for a change in zoning from "I-1 NCD-5 AHOD" General Industrial Beacon Hill Neighborhood Conservation Airport Hazard Overlay District to "C-3 NCD-5 AHOD" General Commercial Beacon Hill Neighborhood Conservation Airport Hazard Overlay District on Lot 11, Block 2, NCB 1968. 925 and 935 Frederickburg Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 1

SUBJECT:
Zoning Case Z2015120

SUMMARY:

Current Zoning: "I-1 NCD-5 AHOD" General Industrial Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

Requested Zoning: "C-3 NCD-5 AHOD" General Commercial Beacon Hill Neighborhood Conservation Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 17, 2015

Case Manager: Logan Sparrow, Planner

Property Owner: Fredericksburg Point Partners, LLC (Mark D. Granados, Registered Agent)

Applicant: GFR Development Services, LLC (Mark D. Granados, Member)

Representative: Kaufman And Killen (By Ashley Farrimond)

Location: 925 and 935 Fredericksburg Road

Legal Description: Lot 11, Block 2, NCB 1968

Total Acreage: 1.987

Notices Mailed

Owners of Property within 200 feet: 36

Registered Neighborhood Associations within 200 feet: Beacon Hill Neighborhood Association

Planning Team: Midtown Planning Team-10

Applicable Agencies: None

Property Details

Property History: The subject property is located within the original 36 square miles of the city. The subject property is currently zoned “I-1” General Industrial District, which was established by Ordinance 86704, dated September 25, 1997.

Topography: Staff did not find any topographical abnormalities on the subject property.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3 NA NCD-5” General Commercial Non-Alcoholic Sales Beacon Hill Neighborhood Conservation District

Current Land Uses: Men’s Boarding Home

Direction: East

Current Base Zoning: “C-2 NA NCD-5” Commercial Non-Alcoholic Sales Beacon Hill Neighborhood Conservation District

Current Land Uses: Gas station

Direction: South

Current Base Zoning: “I-1” General Industrial District, “R-6 AHOD” Residential Single-Family District

Current Land Uses: Warehouse, Single-Family Dwellings

Direction: West

Current Base Zoning: UZROW

Current Land Uses: Interstate 10 Expressway

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: Arterial Type A, two lanes in each direction and sidewalks

Proposed Changes: None known

Thoroughfare: Interstate 10 Expressway

Existing Character: Highway
Proposed Changes: None known

Public Transit: VIA bus routes 95, 96, 97, 289, and 296 operate along Fredericksburg Road at the southern end of the subject property. VIA bus routes 90, 95, 96, 97, 289, and 296 operate along W Woodlawn Avenue just north of the 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: Whatever commercial development is established on site will need to comply with the parking requirements described in Section 35-526-3b.

ISSUE:
None.

ALTERNATIVES:
A denial of the requested rezoning would result in the property retaining its current “I-1” General Industrial zoning.

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:

Currently, the requested rezoning is not consistent with the Midtown Future Land Use plan. The subject property is designated as future mixed-use, low density residential, and medium density residential. The applicant has submitted a plan amendment (PA15018) to change the land use to all mixed use and has requested a text amendment to allow “C-3” General Commercial uses within the mixed-use designation.

2. Adverse Impacts on Neighboring Lands:

As the request rezones to less intense zoning uses staff finds that there will be little adverse impact on adjacent properties. Many adjacent properties are zoned for commercial uses, including the “C-3” General Commercial zoning on the property to the north. Properties south of the subject property, especially the “R-6” Residential Single-Family zones, would benefit from the requested rezoning.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial zoning district does not conform with the Midtown Neighborhood Land Use plan.

4. Health, Safety and Welfare:

Staff finds that there will be little impact on the public health, safety, or welfare. Any development on the site will have to comply with the development standards established by the Unified Development Code including parking, setbacks, and bufferyards.

5. Public Policy:

The requested rezoning does not appear to conflict with any established public policy.

6. Size of Tract:

The 1.987 acre tract is appropriate for development within the requested “C-3” General Commercial base zoning district.

7. Other Factors:

None.