



City of San Antonio

Agenda Memorandum

File Number: 16-1052

Agenda Item Number: Z-16.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2016032

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Dayton Hudson Corporation dba Target Corporation

Applicant: Daniel Stewart, P.E. Cates-Clark & Associates, LLP

Representative: Daniel Stewart, P.E. Cates-Clark & Associates, LLP

Location: 2810 Southwest Military Drive

Legal Description: Lot 7, Block 1, NCB 13401

Total Acreage: 10.770

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector Planning Team-35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits in 1942 and was originally zoned "MM" Second Manufacturing District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "I-2" Heavy Industrial District. The property is developed with an 118,000 square feet building built in 1985.

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-3

Current Land Uses: Auto Sales, Pawn Shop

Direction: South

Current Base Zoning: I-2, C-3

Current Land Uses: Apartments, Hospital, Vacant

Direction: East

Current Base Zoning: I-2

Current Land Uses: Restaurant, Retail Center

Direction: West

Current Base Zoning: I-2

Current Land Uses: Retail Center

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: Southwest Military Drive

Existing Character: Primary Arterial A, 3 lanes in each direction, sidewalks on each side

Proposed Changes: None known

Thoroughfare: Yarrow Boulevard

Existing Character: Local Road, 2 lanes in each direction, center turn lane, sidewalks on each side

Proposed Changes: None known

Public Transit: VIA bus route 551 stops at the intersection of Southwest Military Drive and Otto 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 refers to an existing Target store. Any expansion of the square footage of the building will require meeting the parking standards for retail store as follows:

Minimum Parking Requirement: 1 per 300 square feet Gross Floor Area;
Maximum Parking Requirement: 1 per 200 square feet Gross Floor Area.

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 (8-0) 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 West/Southwest Sector Plan and is currently designated as General Urban Tier in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation and surrounding land use.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on the neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The existing “I-2” base zoning district is not appropriate for the subject property. The site is developed with a commercial use.

4. Health, Safety and Welfare:

Staff has not found any likely effects on the public health, safety, or welfare

5. Public Policy:

The request does not appear to conflict with any public policy objective. The request meets the West/Southwest Sector Plan’s goal of placing community commercial uses in the General Urban Tier, which serves medium and high density residential uses and should be located at the intersections of arterials and/or collectors.

6. Size of Tract:

The 10.77 acre site is sufficient size to accommodate the proposed development.

7. Other Factors:

The proposed zoning change will bring the zoning into conformance to the current use. Rezoning is needed before any expansion or remodeling of the building will be allowed.