



City of San Antonio

Agenda Memorandum

File Number: 14-1616

Agenda Item Number: Z-14.

Agenda Date: 8/21/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 10

SUBJECT:

Zoning Case Z2014193

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 15, 2014

Case Manager: Brenda V. Martinez, Planner

Property Owner: 8800 Broadway Plaza, LLC (by George Atallah, Trustee, The Saliba Family Joint Living Trust, Director, Zena Properties, LLC)

Applicant: George Atallah

Representative: George Atallah

Location: 8800 - 8856 Broadway, 8705 - 8745 and 8706 Botts Lane

Legal Description: Lots 1, 2, 8, 9, 10, and 11, Block 1, NCB 12571 and Lot 5, Block 5, NCB 12575

Total Acreage: 9.8528

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: None

Planning Team: San Antonio International Airport Vicinity Land Use Plan - No Planning Team

Applicable Agencies: City of San Antonio Aviation Department

Property Details

Property History: The subject properties were annexed in 1952 and were originally zoned “J” Commercial District. Upon adoption of the 2001 Unified Development Code, the previous zoning district converted to the current “I-1” General Industrial District. In a 2011 zoning case, a suite located in the Broadway multi-tenant structure was rezoned to “C-3” General Commercial District. The subject sites are currently developed with two multi-tenant commercial structures. The structure located on Broadway measures 77,764 square feet and was constructed in 1979. The multi-tenant structure located on Botts Lane measures 39,669 and was constructed in 1975. There is an additional parcel of land located on Botts Lane being rezoned that is currently vacant.

The property owner is requesting the zoning change in order to bring the existing commercial uses into compliance and to allow new commercial development.

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: All

Current Base Zoning: “I-1”

Current Land Uses: San Antonio International Airport, Auto Repair, Retail Stores, Offices, Public Storage, Auto Parts Retail, Parking Lot, Electrical Supplies, Print Services, Tire Shop, Wholesale Ceramic Supplies, Gym, Volleyball Academy, Kennel, Office Warehouse, Maintenance Services and Building Supplies

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: Broadway

Existing Character: Primary Arterial Type A Street; 2 lanes in each direction

Proposed Changes: None known

Thoroughfare: Ceegee Lane and Botts Lane

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: The nearest VIA busline is the number 9 line, which operates along Broadway.

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: Parking requirements are determined by use and, often, by size of the development; therefore, staff cannot calculate parking requirements for the subject property. However, the property as a whole is of sufficient size to accommodate commercial uses and parking.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial and industrial zoning, restricting future land uses to those permissible in the “C-3” and “I-1” zoning districts.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (9-0) recommend approval

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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Light Industrial” in the Future Land Use Plan. The requested “C-3” base zoning district is consistent with the adopted future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The majority of surrounding properties are zoned for industrial uses but many are developed with retail, office and service uses.

3. Suitability as Presently Zoned:

The adopted San Antonio International Airport Vicinity Land Use Plan identifies the subject property as Light Industrial and all surrounding areas as Light Industrial and Regional Center in the future land use component of the plan. The property’s current “I-1” district is consistent with zoning in the surrounding area; however, it is not consistent with the adopted land use designation. The requested “C-3” district would allow several uses that remain in character with the surrounding development while maintaining consistency with the San Antonio International Airport Vicinity Land Use Plan.

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 request is consistent with the adopted future land use plan.

6. Size of Tract:

The subject properties total 9.8528 acres in size, which is of sufficient size to accommodate uses permitted in “C-3”.

7. Other Factors:

This property is located within the San Antonio International Airport Awareness Zone; therefore, the zoning request was reviewed by the City's Aviation Department. No comments have been received.