



City of San Antonio

Agenda Memorandum

File Number: 14-1909

Agenda Item Number: Z-5.

Agenda Date: 9/18/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT:

Zoning Case Z2014216

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 19, 2014

Case Manager: Krystin Ramirez, Planner

Property Owner: Rafael C. Galaviz and Rosa Linda P. Galaviz

Applicant: Rafael C. Galaviz and Rosa Linda P. Galaviz

Representative: Rafael C. Galaviz and Rosa Linda P. Galaviz

Location: 3315 Southwest Military Drive

Legal Description: The north 443 feet of Lot 19, Block 6, NCB 8779

Total Acreage: 0.656

Notices Mailed

Owners of Property within 200 feet: 20

Registered Neighborhood Associations within 200 feet: Quintana Community Neighborhood Association

Planning Team: Kelly / South San P.U.E.B.L.O Community Plan (32)

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1944 and was originally zoned “H” Local Retail District. In 1977, the property was rezoned to “B-3” Business District; then, later the same year, the property was rezoned again to “I-1” Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-1” General Industrial District. The property is developed with a 3,800 square foot nonresidential structure that was built in 1986. The property is platted, save and except a portion that was conveyed as right-of-way.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6”

Current Land Uses: Single-family residences

Direction: East and South

Current Base Zoning: “C-3” and “C-2”

Current Land Uses: Motel, auto parts retail, insurance office and motor vehicle sales

Direction: West

Current Base Zoning: “I-1”

Current Land Uses: Motor vehicle sales and auto parts retail

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 Type A; three lanes in each direction with a turning lane in the center and sidewalk on both sides

Proposed Changes: None known

Thoroughfare: Kelsey Ave

Existing Character: Local Streets; one lane in each direction

Proposed Changes: None known

Thoroughfare: Somerset Rd

Existing Character: Secondary Arterial Type A; two lanes in each direction

Proposed Changes: None known

Public Transit: VIA bus lines 251 and 524 operate along Southwest Military Drive.

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 determined by type of use and building

size. The zoning application refers to an existing professional office use and an additional proposed retail use.

Service - Professional Office: Minimum Parking Requirement: 1 space per 300 square feet Gross Floor Area (GFA); Maximum Parking Requirement: 1 space per 140 square feet GFA

Retail uses typically require a minimum of 1 parking space per 300 square feet of GFA and a maximum of 1 space per 200 square feet of GFA.

The proposed uses in the existing structure will be required to have a minimum of 13 parking spaces.

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

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 Kelly / South San P.U.E.B.L.O Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested zoning will allow a range of office and retail uses on the property.

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is not consistent with the Community Commercial land use designation. New industrial uses would not be appropriate and are unlikely due to the property’s location near residences and within an established commercial corridor.

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 rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.656 of an acre in size, which should reasonably accommodate the uses permitted in “C-2”. The size of the property will serve to limit the scale and intensity of any future commercial use.

7. Other Factors:

None.