



City of San Antonio

Agenda Memorandum

File Number: 15-1330

Agenda Item Number: Z-17.

Agenda Date: 2/19/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2015074 CD

SUMMARY:

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

Requested Zoning: "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with a Conditional Use for Construction Trades Contractors-screening required for outdoor storage from public ROWs and adjacent property except in "I-2"

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: January 20, 2015

Case Manager: Trenton Robertson, Senior Planner

Property Owner: Cavender Quick Service, Ltd.

Applicant: Samuels Glass Company

Representative: Kaufman & Killen, Inc.

Location: 305 Wolfe Road; 9916, 9922, 9930 Plymouth Avenue; 614 Portland Road

Legal Description: 3.248 acres out of Lots 15-19 and 46, NCB 11967

Total Acreage: 3.248

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-0

Applicable Agencies: San Antonio International Airport

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned “A” Single-Family Residence District. In a 1985 case, Lot 46 was rezoned to “B-3” Business District. In a 1994 case, Lots 15-19 were rezoned to “I-1” Light Industrial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "C-3" General Commercial District and “I-1” General Industrial District. In a 2008 case, Lots 15-19 were rezoned to “C-3” General Commercial District. The subject property is not platted and is undeveloped.

Topography: The subject property is mostly covered in wild grasses, and the south west portion of the subject property falls within the 100 year floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1” and “C-3”

Current Land Uses: Parking lot, professional office, catering business and car rental facility

Direction: South

Current Base Zoning: “I-1” and “C-3”

Current Land Uses: Hotel, professional office, parking lot and vacant

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Vacant

Direction: West

Current Base Zoning: “I-1”, “C-3” and “R-5”,

Current Land Uses: Vacant, parking lot, professional office and single-family residential

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: Plymouth Avenue, Portland Road and Wolfe Road

Existing Character: Local; one lane in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: US Highway 281

Existing Character: Freeway 250’-500’; three lanes in each direction with no sidewalks

Proposed Changes: None known

Public Transit: There is no public transit lines located within the immediate vicinity of the subject property

Traffic Impact: A Traffic Impact Analysis (TIA) is not required because 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 and size of use. The zoning application refers to a proposed construction trades contractors facility.
Contractor Facility - Minimum Parking Requirement: 1 space per 1,500 square feet of Gross Floor Area (GFA);
Maximum Parking Requirement: 1 space per 300 square feet of GFA.

ISSUE:
None

ALTERNATIVES:
Denial of the zoning request will result in the subject property retaining the general commercial zoning; the subject property would not be able to be developed as a contractor trade facility.

FISCAL IMPACT:
None. The applicant paid all required zoning application fees.

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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as Business Park in the land use component of the plan. The requested “C-3” base zoning district is consistent with the adopted 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 proposed use is consistent with the established development pattern of the surrounding area. The established uses and zoning districts are more intense in nature due to the close proximity to US Highway 281. Current planning principles encourage more intense development to be located within close proximity to a freeway.

3. Suitability as Presently Zoned:

The existing “C-3” base zoning district is appropriate for the subject property. The neighborhood consists of mostly “C-3” and “I-1” zoning, with a mixture of commercial and light industrial uses. The requested conditional use is consistent with the existing development pattern in the neighborhood.

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.

6. Size of Tract:

The 3.248 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.