



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-2913  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 5/17/2016  
**Title:** ZONING CASE # Z2016126 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 1.034 acres out of NCB 8409, located at 3934 Fredericksburg Road. Staff recommends Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Z2016-126 Location Map

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**  
Zoning Case Z2016126

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

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

**BACKGROUND INFORMATION:**  
**Zoning Commission Hearing Date:** May 17, 2016. This case was postponed from April 19, 2016.

**Case Manager:** Oscar Aguilera, Planner

**Property Owner:** Calios, Inc.

**Applicant:** Jerry Arredondo

**Representative:** Jerry Arredondo

**Location:** 3934 Fredericksburg Road



**Legal Description:** 1.034 acres of land out of NCB 8409

**Total Acreage:** 1.034

**Notices Mailed**

**Owners of Property within 200 feet:** 17

**Registered Neighborhood Associations within 200 feet:** Maverick Neighborhood Association.

**Applicable Agencies:** None

**Property Details**

**Property History:** The subject property was annexed into the City Limits on November 30, 1944 and was originally zoned "B-2" Business District. On October 4, 1979, the property was rezoned to "I-1" Light Industrial District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "I-1" General Industrial District.

**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:** West, North

**Current Base Zoning:** C-3NA, C-3 R, C-2, I-1

**Current Land Uses:** Retail Center, Restaurant, and University.

**Direction:** East, South

**Current Base Zoning:** C-3 NA, I-1

**Current Land Uses:** Plumbing Repair, Commercial Yard, Parking lot, Offices and Beauty Shop

**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:** Secondary Arterial Type A 86'

**Proposed Changes:** None known

**Thoroughfare:** Spencer Lane

**Existing Character:** Local Street

**Proposed Changes:** None known

**Public Transit:** VIA bus routes 520 and 95 at Fredericksburg Road and Balcones Road.

**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:** Car Wash: Minimum vehicle parking spaces 1 per 500 sf. GFA. Maximum vehicle parking spaces 1 per 375 sf. GFA.



**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 recommends 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 Near Northwest Community Plan and is currently designated as “Regional Commercial” in the future land use component of the plan. The requested “C-3” base zoning district is consistent with the current land use designation.

**2. Adverse Impacts on Neighboring Lands:**

Staff has found no evidence of likely adverse impacts on surrounding properties.

**3. Suitability as Presently Zoned:**

The requested “C-3” district is appropriate for the subject property adjacent to other “I-1” and “C-3” zoned properties. The site location is on a Secondary Arterial Type “A” 86 feet thoroughfare and it is surrounded by similar land uses.

**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 subject property is 0.625 acres in size, which accommodates the proposed development with adequate space for parking.

**7. Other Factors:**

None.