



City of San Antonio

Legislation Details (With Text)

File #: 17-3793

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/20/2017

Title: ZONING CASE # Z2017165 CD (Council District 4): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility on North 227.73 Feet of West 100 Feet of 3, Block 101, NCB 11071, located at 1234 Gillette Boulevard. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2017165 CD

SUMMARY:

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 20, 2017

Case Manager: Erica Greene, Planner

Property Owner: Juan A. Ramos

Applicant: Gustavo Gonzalez

Representative: Gustavo Gonzalez

Location: 1234 Gillette Boulevard

Legal Description: North 227.73 Feet of West 100 Feet of 3, Block 101, NCB 11071

Total Acreage: 0.5232

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was part of the original 36 square miles of the City and was previously zoned "B" Duplex District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-4" Residential Single-Family District. A 2004 case, Ordinance #99243 zoned the subject property as "C-2" Commercial District.

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: R-4

Current Land Uses: Residential Single-Family

Direction: East

Current Base Zoning: C-2

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: R-4

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: R-4

Current Land Uses: Vacant Lot

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: Gillette Boulevard

Existing Character: Local Street

Proposed Changes: None

Public Transit: VIA bus route #520 is within walking distance of the subject property.

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: Industrial: Contractor Facility requires a minimum of 1 per 1,500 sf GFA and a maximum of 1 per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

Not within a Regional Center or within a half mile of a Premium Transit Corridor.

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 property is located within the Heritage South Sector Plan, and is currently designated as General Urban Tier in the future land use component of the plan. The requested “C-2” Commercial base zoning district is consistent with the future 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 change for a construction contractor facility office with a caretaker facility, which is a residential use, blends in with the surrounding residential zoned properties of the area. Abutting properties are large lots, and several are vacant. Staff finds that the proposed conditions will help to buffer the proposed use, which is primarily located indoors.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location. The surrounding properties to the east, south, and west are residential, but largely vacant.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses are all residential vacant properties. The requested zoning change to allow for a construction contractor facility to store equipment and a caretaker facility for residential uses will fit in with the surrounding land uses.

5. Public Policy:

The rezoning request does not appear to conflict with land use goals and strategies of the Heritage South Sector Plan to promote land uses that are compatible with neighboring properties that preserve neighborhood character and economic viability.

6. Size of Tract:

The subject property totals 0.2961 acres in size, which should reasonably accommodate the uses permitted in "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Construction Contractor Facility.

7. Other Factors:

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.

Should the Conditional Use be approved, staff recommends the following conditions:

1. A six foot solid screen fence is required around the property that abuts residential property and /or land uses.
2. All on-site lighting shall be directed onto the site and point away from any surrounding residential uses.
3. Outdoor amplification speakers are not allowed during the hours of 7 p.m. and 7 a.m.
4. Business hours of operation for the general public shall not be permitted before 7:00 a.m. or after 6:00 p.m.
5. Business days of operation for the general public shall be Monday thru Friday.