



City of San Antonio

Legislation Details (With Text)

File #: 17-4134
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/18/2017
Title: ZONING CASE # Z2017177 (Council District 2): A request for a change in zoning from "C-3R IH-1 AHOD" General Commercial Restrictive Alcoholic Sales Northeast Gateway Corridor Airport Hazard Overlay District to "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District on Lot 18 and W 103.72 feet of Lot 17, Block 1, NCB 13801, located in the 5100 Block of Randolph Boulevard. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2017177

SUMMARY:
Current Zoning: "C-3R IH-1 AHOD" General Commercial Restrictive Alcoholic Sales Northeast Gateway Corridor Airport Hazard Overlay District

Requested Zoning: "I-1 IH-1 AHOD" General Industrial Northeast Gateway Corridor Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 18, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Estrada Holdings, LLC

Applicant: Luis Estrada Montes

Representative: Luis Estrada Montes

Location: 5100 Block of Randolph Boulevard

Legal Description: Lot 18 and W 103.72 feet of Lot 17, Block 1, NCB 13801

Total Acreage: 2.138

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Department of Planning and Community Development

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1965 and was previously zoned "Temp A" Temporary Single-Family District. A 1983 case, Ordinance 57966, rezoned the property "B-3R" Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3R" General Commercial Restrictive Alcohol Sales District.

Topography: A portion of the property is located within the 100 Year Flood Plain, while the entire parcel is within the Mandatory Detention area.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5, L, C-3

Current Land Uses: Enterprise RAC, Vacant Lots, Commercial Uses

Direction: East

Current Base Zoning: R-6, C-3

Current Land Uses: Vacant Lot, Parking

Direction: South

Current Base Zoning: C-3, C-3R, R-6, C-2

Current Land Uses: Retail Center, Vacant Lots, Gas Station

Direction: West

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

Current Land Uses: Cell Tower, Vacant Lot, Sports Bar,

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.

The Northeast Gateway Corridor District ("IH-1") provides site development standards for commercial properties up to 1,000 feet from Interstate 35 between Walzem Road and the northern City Limits. The standards primarily address building placement, landscaping, building materials, façade design and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Sherri Ann Road
Existing Character: Local Road
Proposed Changes: None Known

Thoroughfare: Randolph Boulevard
Existing Character: Primary Arterial
Proposed Changes: None Known

Public Transit: The subject property is within close proximity to the Randolph Park and Ride including VIA routes 21, 505, 509, 550 and 551.

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: Office Warehouse: Minimum Vehicle Spaces-1 per 2, 000 sf GFA. Maximum Vehicle Spaces- 1 per 200 sf GFA. Warehousing: Minimum vehicle spaces- 1 per 5,000 sf GFA. Maximum vehicle spaces- 1 per 350 sf GFA.

ISSUE:
None.

ALTERNATIVES:
A denial of the request will result in the subject property retaining the current base zoning district.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The Subject property is located within the Northeast 1-35 and Loop 410 Regional Center and within a ¾ of a mile from the I-35 Premium Transit Corridor.

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 currently not located within any adopted land use plan and has no land use classification. Therefore a finding of consistency is not required. However, staff finds the project is consistent with the established development pattern of industrial and commercial uses.

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 applicant proposes to rezone the property for a warehouse and the surrounding properties are currently being used for commercial and industrial purposes. This use is consistent with neighboring land uses.

3. Suitability as Presently Zoned:
The current “C-3R” is appropriate for the subject property’s location; however, the requested “I-1” is also a suitable fit for the area given the current surrounding intensity.

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 2.138 acres in size, which reasonably accommodates the uses permitted in “I-1” General Industrial District.

7. Other Factors:

None.