



# City of San Antonio

## Legislation Details (With Text)

**File #:** 19-6483  
**Type:** Zoning Case  
**In control:** City Council A Session  
**On agenda:** 9/5/2019  
**Title:** ZONING CASE Z-2019-10700166 (Council District 10): Ordinance amending the Zoning District Boundary from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 22, NCB 11875, located at 8414 Broadway Street. Staff and Zoning Commission recommend Approval.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Location map, 2. Zoning Minutes, 3. Draft Ordinance

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

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 10

**SUBJECT:**  
Zoning Case Z-2019-10700166

**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:** August 20, 2019

**Case Manager:** Patricia Franco, Planner

**Property Owner:** Broadway South, Inc. (by Bruce Sigoloff, Director)

**Applicant:** BlueWave Express Development, LLC, by Stratton Poland

**Representative:** James McKnight (Brown & Ortiz, PC)

**Location:** 8414 Broadway

**Legal Description:** Lot 22, NCB 11875

**Total Acreage:** 0.920

**Notices Mailed**

**Owners of Property within 200 feet:** 18

**Registered Neighborhood Associations within 200 feet:** Oak Park-Northwood Neighborhood Association

**Applicable Agencies:** Texas Department of Transportation, San Antonio Airport

**Property Details**

**Property History:** The property was annexed by the City of San Antonio in 1905 and was part of the original 36 square miles of the 1936 City Limits and was originally zoned "J" Commercial District. The property converted from "J" to "I-1" General Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

**Topography:** The subject property is not located within the 100-year flood plain.

**Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** "C-3R S"

**Current Land Uses:** Automotive Repair Shop

**Direction:** East

**Current Base Zoning:** "O-2"

**Current Land Uses:** Insurance Office

**Direction:** South

**Current Base Zoning:** "I-1"

**Current Land Uses:** Automotive Shop

**Direction:** West

**Current Base Zoning:** "I-1" and "C-2"

**Current Land Uses:** Sales and Supply Company and a Parking Lot

**Overlay and Special District Information:**

"AHOD"

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:** Broadway

**Existing Character:** Minor Secondary Arterial B

**Proposed Changes:** none

**Public Transit:** VIA bus routes are within walking distance of the subject property.

Routes Served: 9 and 209

**Traffic Impact:** Broadway is identified on the City's Major Thoroughfare Plan as a Secondary Arterial Type B

(70'-86' ROW). ROW' dedication may be required. A TIA report is required.

**Parking Information:** Minimum parking space requirements for Commercial is 1 space per 1500 sq of GFA

**ISSUE:**

None.

**ALTERNATIVES:**

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "I-1". "I-1" General Industrial districts accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck auction, truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, screened outdoor storage, outdoor flea market, manufactured homes/oversized vehicle sales, service and storage.

**FISCAL IMPACT:**

None.

**Proximity to Regional Center/Premium Transit Corridor**

The property is located not located within a Regional Center but is located within ½ mile of a Premium Transit Corridor.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff and Zoning Commission (9-0) 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 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 future land use designation.

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

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

**3. Suitability as Presently Zoned:**

The current "I-1" General Industrial District is not a suitable zoning district. The proposed "C-3" is consistent and compatible with surrounding zoning.

**4. Health, Safety and Welfare:**

Staff has not found 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. The proposed "C-3" is appropriate and supports the San Antonio Airport Vicinity Plan and industrial options for the area:

- **Goal II:** Encourage economic growth that enhances airport operations and surrounding development

**6. Size of Tract:**

The subject property is 0.920 acres, which would adequately support commercial use.

**7. Other Factors:**

None.