



City of San Antonio

Agenda Memorandum

File Number:15-5689

Agenda Item Number: Z-10.

Agenda Date: 11/19/2015

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015307

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 20, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Blanco Ventures LLC (Zeenat ValJI)

Applicant: Salman Somani

Representative: Salman Somani

Location: 434 Southwest Military Drive

Legal Description: Lot 24, NCB 9472

Total Acreage: 0.5323

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Harlandale Park Neighborhood Association

Planning Team: Stinson PT-17

Applicable Agencies: Aviation Department

Property Details

Property History: The property was originally annexed in March 8, 1947 (Ordinance 4745) and classified “J” Commercial District. Upon the adoption of the 2001 United Development Code,”J” Commercial District was converted to “I-1” General Industrial District.

Topography: The 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: North

Current Base Zoning: C-3

Current Land Uses: Retail Center

Direction: East

Current Base Zoning: C-2,

Current Land Uses: Restaurant

Direction: South

Current Base Zoning: I-1

Current Land Uses: Multi-Family residences

Direction: West

Current Base Zoning: I-1, C-3

Current Land Uses: Parking Lot and Office

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: Military Drive

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Pleasanton Road

Existing Character: Secondary Arterial Type A Street

Proposed Changes: None known.

Thoroughfare: Boswell Street

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Emilie Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a VIA bus stop one block west at the intersection of Pleasanton Road and Military Drive. Route 551 services the area.

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: The applicant is not proposing any changes to the current existing uses on the property. The building is currently use as a retail sales.

Retail Sales: Minimum Parking: 1 space per 300 square feet of GFA

Maximum Parking: 1 space per 200 square feet of GFA

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the present “I-1” zoning designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (7-0) recommend 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 Stinson Airport Vicinity Land Use Plan and is currently designated as Community Commercial in the future land use component of the Plan. The applicant requests this zoning change in order to bring the existing commercial development into compliance with applicable zoning regulations. The proposed zoning change to “C-2” Commercial District will provide consistency with the proposed use and be compatible with the already-existing surrounding area.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring properties. The requested zoning and uses are consistent and compatible with the already-existing surrounding area.

3. Suitability as Presently Zoned:

The current industrial zoning is not consistent with the future land use component of the Plan and is not appropriate for the subject property. Industrial development of the property would be difficult considering the large setback and buffer yard requirements. The proposed zoning change will be compatible with the current development pattern along Military Drive.

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 requested rezoning does not appear to be in conflict with any public policy.

6. Size of Tract:

The subject property is 0.5323 acres in size.

7. Other Factors:

None.