



City of San Antonio

Agenda Memorandum

File Number:16-1655

Agenda Item Number: Z-12.

Agenda Date: 2/18/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016072

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: February 2, 2016

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: George Gervin Youth Center, Inc.

Applicant: Barbara D. Hawkins

Representative: Porter Dillard

Location: 3460 Northeast Parkway

Legal Description: Lot 5, Block 3, NCB 16890

Total Acreage: 1.107

Notices Mailed

Owners of Property within 200 feet: 14

Registered Neighborhood Associations within 200 feet: Wilshire Neighborhood Association

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject property was annexed by the City of San Antonio in 1952 and according to available city records, was originally zoned "I-1." The property is developed with an 11,587 square feet office building.

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: North

Current Base Zoning: I-1

Current Land Uses: Offices

Direction: South

Current Base Zoning: I-1

Current Land Uses: George Gervin Academy

Direction: East

Current Base Zoning: I-1

Current Land Uses: Office, Gym, Vacant Land

Direction: West

Current Base Zoning: I-1

Current Land Uses: Office Warehouse, Offices, Storage Facility, Cell Tower

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: Northeast Parkway

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: North Sunbelt Drive

Existing Character: Local

Proposed Changes: None known

Public Transit: VIA bus routes #509 and #657 stop at the intersection of Northeast Parkway and Harry Wurzbach Road.

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The owner plans to renovate the existing 11,587 square foot building and use it for educational purposes.

School -Public or private pre-kindergarten through 12th grade

Minimum: 1 space per classroom

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning; restricting future land uses to those permissible in an “I-1” zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) 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 currently vacant and is located within the San Antonio International Airport Vicinity Land Use Plan. The property is currently designated as “Community Commercial” in the future land use plan. The requested “C-2” Commercial District is consistent with the current land use classification.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current zoning is not suitable for the subject property. The property is owned by a charter school and school classroom space is not allowed under the current zoning designation.

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 zoning upholds the San Antonio International Airport Vicinity Plan’s key theme of encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes. The Northeast Parkway corridor is appropriate for the location of the charter school.

6. Size of Tract:

The subject property is of sufficient size to accommodate the proposed use.

7. Other Factors:

None.