



City of San Antonio

Agenda Memorandum

File Number:16-2116

Agenda Item Number: Z-10.

Agenda Date: 4/7/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2016092

SUMMARY:

Current Zoning: "I-1 MC-3 AHOD" General Industrial Austin Highway/Harry Wurzbach Parkway Metropolitan Corridor Overlay Airport Hazard Overlay District

Requested Zoning: "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Parkway Metropolitan Corridor Overlay Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 1, 2016

Case Manager: Shepard Beamon, Planner

Property Owner: Tom Cano

Applicant: Tom Cano

Representative: Tom Cano

Location: 1950-1960 Austin Highway

Legal Description: Northeast 160 feet of Lot 3, NCB 12172

Total Acreage: 0.83 acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in to the city limits on September 25, 1952 (Ordinance # 18115). According to available records, the subject property was zoned "JJ." Upon the adoption of the 2001 Unified Development Code, the subject property was converted to "I-1" General Industrial District.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, I-1, C-3R PUD

Current Land Uses: Used Auto Sales, Office Building, Park

Direction: East

Current Base Zoning: C-2, C-3, MF-33

Current Land Uses: Motel, Auto Collision Repair, Vehicle Storage,

Direction: South

Current Base Zoning: C-2

Current Land Uses: Parking, Carmack Event Center

Direction: West

Current Base Zoning: I-1

Current Land Uses: Entryway, Fire Station, Commercial Building

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 "MC-3" Austin Highway/Harry Wurzbach Metropolitan Corridor provides site and building design standards for properties located along the two corridors. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Austin Highway

Existing Character: Primary Arterial Type A

Proposed Changes: None known

Public Transit: VIA Bus Routes 14 and 214 are located within close proximity to 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: The off-street vehicle parking requirements for commercial uses are typically determined by building size and use. The zoning application does not refer to a specific use. The number of required spaces cannot be determined at this time.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present "I-1 AHOD" zoning district designation.

FISCAL IMPACT:

None.

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 property is located within the San Antonio International Airport Vicinity Land Use Plan and is designated as Community Commercial. The requested "C-2" base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request. The requested zoning will allow for conforming commercial uses that are compatible with the surrounding neighborhood.

3. Suitability as Presently Zoned:

The existing "I-1" zoning district is not appropriate for the subject property and surrounding areas, as the surrounding properties primarily consist of commercial uses. Furthermore, the subject property has an existing commercial development which would be more appropriately zoned Commercial.

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 request does not appear to conflict with any public policy objective. The zoning request fulfills the goals of the San Antonio International Airport Vicinity Land Use Plan by encouraging compatible commercial uses along corridors that serve the neighborhoods and by supporting commercial redevelopment through comprehensive rezoning.

6. Size of Tract:

The subject property is 0.83 acres in size, which accommodates the existing commercial development.

7. Other Factors:

None.