



City of San Antonio

Agenda Memorandum

File Number:16-2573

Agenda Item Number: 10.

Agenda Date: 4/19/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2016117

SUMMARY:

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 19, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: SW Diagnostic Building, Inc

Applicant: Suren Kamath

Representative: Suren Kamath

Location: 2600 Block of Southwest Military Drive

Legal Description: Lots 4 and 9, Block 2, NCB 17550

Total Acreage: 6.208

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on December 31, 1996 and was originally zoned "LL" First Manufacturing District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "I-2" Heavy Industrial District.

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: West, North

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

Current Land Uses: Office Building, Restaurant, Home Depot, Parking Lot, MG Supply, Drainage ROW

Direction: East, South

Current Base Zoning: I-2, C-2, C-3

Current Land Uses: Bank, Retail Center, Drainage ROW, Restaurant, Home Improvement.

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 120'

Proposed Changes: None known

Public Transit: VIA bus route 551 adjacent to the subject property on Southwest Military Drive.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. A traffic engineer must be present during Zoning Commission Meeting.

Parking Information: Retail / Food Service: Minimum vehicle parking spaces 1 per 100 sf. GFA. Maximum vehicle parking spaces 1 per 40 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

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 located within the West Sector Plan and is currently designated as General Urban Tier in the future land use component of the plan. The requested “C-2” base zoning district is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The requested “C-2” district is appropriate for the subject property. The request for “C-2” will not have any negative effects on future development, but rather provide additional services to any existing and potential development. The site location is on a Primary Arterial Type “A” 120 feet thoroughfare.

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.

6. Size of Tract:

The subject property is 6.208 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.