



City of San Antonio

Agenda Memorandum

File Number:16-4608

Agenda Item Number: Z-10.

Agenda Date: 9/15/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2016209

SUMMARY:

Current Zoning: "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District and "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: August 16, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: West Texas Commercial Properties, Ltd.

Applicant: Stephen Stokinger

Representative: Stephen Stokinger

Location: 5900 Block of Randolph Boulevard

Legal Description: Lots 42 & 43, Block 1, NCB 14952

Total Acreage: 2.94

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on May 27, 1971. A portion of the front property was originally zoned “B-3 R” Restricted Business District and the rest of the Property was zoned “I-1” Light Industrial District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “C-3 R” General Commercial Restrictive Alcoholic Sales District and “I-1” General 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-3R, I-1

Current Land Uses: Air-conditioning Industrial Business, Vacant lot.

Direction: East, South

Current Base Zoning: I-1, C-2, C-3 R, O-2 R-6

Current Land Uses: Industrial Mall, Vacant lots, Water Utility, Apartments, Residential.

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: Randolph Boulevard

Existing Character: Primary Type A ‘120

Proposed Changes: None known

Public Transit: VIA bus route 21 Randolph Boulevard and Landmark 53 Drive.

Traffic Impact: A Traffic Impact Analysis (TIA) report 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 applicant is only requesting to change the zone classification at this time. A specific use is not defined or requested. Therefore the parking requirements can’t be assessed at this time.

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 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 not within a Community Plan or Sector Plan, therefore a finding of consistency is not required.

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 businesses to the area. The site location is on a Major Thoroughfare. Finally the property is surrounded by similar uses.

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 2.94 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.