



City of San Antonio

Agenda Memorandum

File Number:16-4675

Agenda Item Number: 6.

Agenda Date: 9/6/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016215

SUMMARY:

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 6, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: MPIL, inc

Applicant: Sergio Bravo

Representative: Sergio Bravo

Location: 300 Block of SW Military Drive

Legal Description: 1.757 acres out of NCB 8205

Total Acreage: 1.757

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on March 8, 1947 and was originally zoned “D” Apartment District. On September 5, 1962, Ordinance 30760, rezoned the property from “D” Apartment District to “F” Local Retail District. Finally on July 1996, Ordinance 84398, rezoned the property to “B-1” Business District and portion to “B-3” Business District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “C-1” Light Commercial 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-3, C-1

Current Land Uses: Retail Center, Office and Vacant lot.

Direction: East, South

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

Current Land Uses: Salvation Army, Retail Center, Restaurant, and Bank.

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: SW Military Drive

Existing Character: Primary Arterial ‘120

Proposed Changes: None known

Public Transit: VIA bus route 550 at 301 SW Military Drive.

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

Parking Information: Funeral Home: Minimum vehicle parking spaces 1 per 4 seats Maximum vehicle parking spaces 1 per 2 seats

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 South Central Community Plan and is currently designated as Regional Commercial in the future land use component of the plan. The requested “C-3” 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-3” district is appropriate for the subject property. The request for “C-3” 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 commercial 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 1.757 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.