



City of San Antonio

Agenda Memorandum

File Number:16-5570

Agenda Item Number: 14.

Agenda Date: 11/1/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2016278

(Associated Plan Amendment 16087)

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 1, 2016

Case Manager: Nyliah Acosta, Planner

Property Owner: Santikos Fredericksburg Rd Retail, LLC

Applicant: Lowell Tacker

Representative: Brown & Ortiz, PC

Location: 4902, 4918, 4920, and 4924 Fredericksburg Road

Legal Description: Lot 3, Block 1, NCB 13300

Total Acreage: 11.476 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 into the City of San Antonio in 1952. A 1960 case (Ordinance 28206) zoned a portion of the property "F" Local Retail District, and upon adoption of the 2001 Unified Development Code, the previous "F" converted to the current "C-2" Commercial District. A 2010 case (2010-05-20-0457) rezoned the remaining portion of the property to "C-3" General Commercial District.

Topography: The property is located in a mandatory detention area.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2 and C-3

Current Land Uses: Commercial and Apartments

Direction: West

Current Base Zoning: R-5 and C-2

Current Land Uses: Business Park and Single-Family Residences

Direction: South

Current Base Zoning: C-3 and I-1

Current Land Uses: Humane Society and Parking Lot

Direction: East

Current Base Zoning: O-2 and C-2

Current Land Uses: Apartments

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: Fredericksburg Road

Existing Character: Secondary Arterial Type A.

Proposed Changes: None Known.

Thoroughfare: Pin Oak Drive

Existing Character: Local Street.

Proposed Changes: None known.

Public Transit: VIA bus stop 100 is two blocks north from the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development exceeds the threshold requirements.

Parking Information: Auto- Truck Repair and Maintenance- Minimum: 1 per 500 GFA including service bays, wash tunnels, and retail areas. Maximum: 1 per 375 sf GFA including service bays, wash tunnels, and retail areas.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-2" Commercial District and "C-3" General Commercial base zoning districts.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 North Sector Plan, and is currently designated as Mixed Use Center in the future land use component of the plan. The requested "I-1" General Industrial base zoning district is not consistent with the future land use designation. The applicant has requested a plan amendment in which staff recommends approval, pending Planning Commission.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property fronts Fredericksburg Road, a high capacity urban road and is surrounded by other office, commercial, and industrial uses.

3. Suitability as Presently Zoned:

The current "C-2" and "C-3" base zoning districts are appropriate for the subject property's location; however, the property has been vacant for several years and is located in an activity center and this development would reuse an underutilized parcel.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

As the request is consistent with the future land use plan the rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 11.476 acres in size, which reasonably accommodates the uses permitted in "I-1" General Industrial District.

7. Other Factors:

None.