



City of San Antonio

Agenda Memorandum

File Number:17-2372

Agenda Item Number: 14.

Agenda Date: 4/4/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2017102

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 4, 2017

Case Manager: Kayla Leal, Planner

Property Owner: FDJ Properties, LLC. (Janet G. Molak and William D. Gifford)

Applicant: Janet G. Molak and William D. Gifford

Representative: None

Location: 2401 Blanco Road

Legal Description: Lot 11, Block 13, NCB 7212 and Lot 12, Block 13, NCB 7212 save and except a 0.003 acre tract of land out of NCB 7212

Total Acreage: 0.3643

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Central Los Angeles Heights and Edison Neighborhood Associations

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on May 13th, 1940 (Ordinance #1845). According to available records, the property was originally zoned “J” Commercial District based on the 1938 zoning districts. Upon the adoption of the 2001 Unified Development Code, “J” base zoning was converted to “I-1” General Industrial District.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1

Current Land Uses: General Industrial - Auto tinting, Restaurant

Direction: East

Current Base Zoning: I-1, R-4

Current Land Uses: General Industrial - Auto Body Repair, Mower Repair Shop - and Residential Single-Family

Direction: South

Current Base Zoning: I-1, C-2

Current Land Uses: General Industrial and Commercial - Auto Body Repair, Stained Glass Shop, Office Building

Direction: West

Current Base Zoning: I-1, R-4

Current Land Uses: General Industrial - Vacant Lot - and Residential Single-Family

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: Blanco Road and San Francisco Street

Existing Character: Second Arterial Type B

Proposed Changes: None

Thoroughfare: San Francisco Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #85617 and is within walking distance of the subject property.

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: Wrecker Service: N/A

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 property is located within the Greater Dellview Area Community Plan, and is currently designated as Neighborhood Commercial in the future land use component of the plan. The requested "C-2P" base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "I-1" base zoning district is appropriate for the surrounding area. The majority of surrounding property is "I-1" and "R-4".

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 because it has consistent uses surrounding the property.

6. Size of Tract:

The subject property measures 0.3643 acres which should reasonably accommodate the uses permitted in "C-2P AHOD" Pedestrian Commercial Zone District.

7. Other Factors:

The requested zoning change is considered a "down-zone" as it is changing from General Industrial to Pedestrian Commercial. The "C-2P" is a less-intensive zone that will better accommodate the surrounding area. This type of Commercial zoning has development standards which are tailored to pedestrians which is appropriate for a corner lot.