



City of San Antonio

Agenda Memorandum

File Number:18-4216

Agenda Item Number: 15.

Agenda Date: 7/17/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2018244

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: July 17, 2018; this case is expedited to the City Council hearing of August 2, 2018.

Case Manager: Marco Hinojosa, Planner

Property Owner: Breakie Holdings, LLC

Applicant: Donald Oroian, P.E. c/o ADA Consulting Group, Inc.

Representative: Donald Oroian, P.E. c/o ADA Consulting Group, Inc.

Location: 2510 SW Military Drive

Legal Description: Lot 22, NCB 9503

Total Acreage: 0.496

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: Tierra Linda Neighborhood Association

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was zoned “LL” First Manufacturing District by Ordinance 6076, dated October 15, 1946. The property converted from “LL” First Manufacturing District to the current “I-2” Heavy Industrial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3”

Current Land Uses: Commercial Centers

Direction: East

Current Base Zoning: “I-2”

Current Land Uses: Auto Repair

Direction: South

Current Base Zoning: “I-2”

Current Land Uses: Commercial Centers

Direction: West

Current Base Zoning: “C-2” and “I-2”

Current Land Uses: Commercial Centers

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 Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 520, 550, and 551

Thoroughfare: South Zarzamora

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 520, 550, and 551

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information:

The minimum number of parking spaces for fast food restaurant with drive through lanes is 1 space per 150 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “I-2”. “I-2” allows for uses such as acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located within half a mile of Premium Transit Corridor

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/Southwest Sector Plan and is currently designated as “Mixed Use Center” in the future land use component of the plan. The requested “C-2” base zoning is compatible with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested “C-2” Commercial District is a down zoning and is more compatible with the surrounding area than the current “I-2” Heavy Industrial District.

3. Suitability as Presently Zoned:

The current “I-2” Heavy Industrial District is not an appropriate zoning for the property and surrounding area. Even though there are properties around the area zoned “I-2”, a majority of this area are commercial and retail centers that do not match the current base zoning.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare. The requested zoning change to “C-2” will align the property with the current land use designation and improve the health, safety and welfare of the community more than the current “I-2”.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the West/Southwest Sector Plan

West/Southwest Sector Plan Relevant Goals and Objectives:

- Goal ED-1: The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities.
- ED-1.3 Stimulate and support increased activity of existing businesses.

- Goal ED-2 Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities.
- ED-4.1 Encourage high quality site and building design and best management practices for new and existing developments.
- Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses.
- LU-1.3 Ensure that high density / intensity land uses are buffered and screened to reduce the impact on lower density / intensity land uses that are nearby.
- Goal LU-3 Existing corridors are transformed and new corridors are carefully planned to create dynamic, mixed-use, pedestrian oriented nodes that are integrated into the surrounding community.
- LU-3.1 Consider re-zoning corridors in accordance with the West/Southwest Sector Land Use Plan.

6. Size of Tract:

The subject property is 0.496 acres, which would adequately support a fast food restaurant with a drive-thru.

7. Other Factors:

The applicant is requesting the change in zoning to demolish the current KFC restaurant on the property and construct an entirely new one.