



City of San Antonio

Agenda Memorandum

File Number:14-858

Agenda Item Number: Z-9.

Agenda Date: 5/1/2014

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 4

SUBJECT:

Zoning Case Z2014118

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: April 01, 2014

Case Manager: Ernest Brown, Planner

Property Owner: Purple Orchid, LLC (by Margaret O'Neil, Manager)

Applicant: Ryan Rumohr

Representative: Charles Pope

Location: 3006 Southwest Military Drive

Legal Description: The north 109.8 feet of Lot 5, Block 2, NCB 17431

Total Acreage: 0.5692

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector Plan - 36

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1952 and was originally zoned “MM” Second Manufacturing District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “I-2” Heavy Industrial District. The subject property was platted in 1983 (Volume 9509, Page 74), then divided without a replat in its current configuration. It was developed in 1994 with 2,370 total square feet of commercial structures.

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: North

Current Base Zoning: “I-1”, “C-3”

Current Land Uses: Tire Shop, Parking Lot, Auto Sales, and Tire & Battery Sales

Direction: East, South, West

Current Base Zoning: “I-2”

Current Land Uses: Gas Station, and Retail

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: Southwest Military Drive

Existing Character: Arterial Type A; three lanes in each direction with center turn lanes and sidewalks.

Proposed Changes: None

Thoroughfare: Barlite Boulevard

Existing Character: Collector; two lanes in each direction with sidewalks.

Proposed Changes: None

Public Transit: The nearest VIA bus lines are the 550 and 551 which operate along Southwest Military Drive, and the 54 and 524 which operate along Barlite Boulevard with multiple bus stops in the vicinity to the subject property.

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: Off-street vehicle parking requirements for a restaurant with drive thru lanes are a minimum of 1 space per 150 square feet of gross floor area and a maximum of 1 space per 40 square feet of gross floor area.

ISSUE:

None

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current heavy industrial zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

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 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” Commercial District is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. Although many of the surrounding properties carry heavy industrial zoning, the established pattern of development in the area is retail, office, and service-oriented.

3. Suitability as Presently Zoned:

The existing zoning is not appropriate for the subject property. The “I-2” district is meant to accommodate heavy industrial and manufacturing uses that are not suitable for the subject property or the surrounding areas.

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 measures 0.5692 of an acre in size, which is sufficient to accommodate commercial development and required parking.

7. Other Factors:

None.