



City of San Antonio

Agenda Memorandum

File Number: 19-6483

Agenda Item Number: Z-15.

Agenda Date: 9/5/2019

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z-2019-10700166

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 20, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Broadway South, Inc. (by Bruce Sigoloff, Director)

Applicant: BlueWave Express Development, LLC, by Stratton Poland

Representative: James McKnight (Brown & Ortiz, PC)

Location: 8414 Broadway

Legal Description: Lot 22, NCB 11875

Total Acreage: 0.920

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Oak Park-Northwood Neighborhood Association

Applicable Agencies: Texas Department of Transportation, San Antonio Airport

Property Details

Property History: The property was annexed by the City of San Antonio in 1905 and was part of the original 36 square miles of the 1936 City Limits and was originally zoned “J” Commercial District. The property converted from “J” to “I-1” General 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-3R S”

Current Land Uses: Automotive Repair Shop

Direction: East

Current Base Zoning: “O-2”

Current Land Uses: Insurance Office

Direction: South

Current Base Zoning: “I-1”

Current Land Uses: Automotive Shop

Direction: West

Current Base Zoning: “I-1” and “C-2”

Current Land Uses: Sales and Supply Company and a Parking Lot

Overlay and Special District Information:

"AHOD"

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: Broadway

Existing Character: Minor Secondary Arterial B

Proposed Changes: none

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

Routes Served: 9 and 209

Traffic Impact: Broadway is identified on the City’s Major Thoroughfare Plan as a Secondary Arterial Type B (70’-86’ ROW). ROW’ dedication may be required. A TIA report is required.

Parking Information: Minimum parking space requirements for Commercial is 1 space per 1500 sq of GFA

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “I-1”. “I-1” General Industrial districts accommodates areas of heavy and concentrated

fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck auction, truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, screened outdoor storage, outdoor flea market, manufactured homes/oversized vehicle sales, service and storage.

FISCAL IMPACT:

None.

Proximity to Regional Center/Premium Transit Corridor

The property is located not located within a Regional Center but is located within ½ mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) 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 San Antonio International Airport Vicinity 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 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.

3. Suitability as Presently Zoned:

The current “I-1” General Industrial District is not a suitable zoning district. The proposed “C-3” is consistent and compatible with surrounding zoning.

4. Health, Safety and Welfare:

Staff has not found 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. The proposed “C-3” is appropriate and supports the San Antonio Airport Vicinity Plan and industrial options for the area:

- **Goal II:** Encourage economic growth that enhances airport operations and surrounding development

6. Size of Tract:

The subject property is 0.920 acres, which would adequately support commercial use.

7. Other Factors:

None.