



City of San Antonio

Agenda Memorandum

File Number: 19-7159

Agenda Item Number: 14.

Agenda Date: 10/1/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z-2019-10700198
(Plan Amendment Case PA-2019-11600056)

SUMMARY:

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

Requested Zoning: "C-2 AHOD" Commercial Airport Hazardous Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 1, 2019

Case Manager: Mirko Maravi, Planner

Property Owner: Rafael Sanchez

Applicant: Villagomez Engineering Company

Representative: Villagomez Engineering Company

Location: 2810 Blanco Road and 2814 Blanco Road

Legal Description: 0.40 acres out of NCB 12489

Total Acreage: 0.40

Notices Mailed

Owners of Property within 200 feet: 19

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

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 1941, dated May 31, 1940. The property was rezoned by Ordinance 28527, dated June 2, 1960, to “JJ” Commercial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned “JJ” Commercial District converted to the current “I-1” General Industrial District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-1”

Current Land Uses: Restaurant

Direction: South

Current Base Zoning: “I-1”

Current Land Uses: Auto Repair

Direction: East

Current Base Zoning: “R-4”

Current Land Uses: School

Direction: West

Current Base Zoning: “I-1”

Current Land Uses: Electronic Repair/Gas Station

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: Blanco Road

Existing Character: Secondary Arterial B

Proposed Changes: None Known

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

Routes Served: 2, 202

Traffic Impact: Blanco Road is identified on the City’s Major Thoroughfare Plan as a Secondary Arterial B (70’ - 86’ ROW). ROW Dedication may be required.

Parking Information: The minimum parking requirement for retail use is 1 space for every 300 square feet.

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. "I-1" must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines. These districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required.

Proposed: The proposed “C-2” Commercial District permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. "C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center but located within the Premium Transit Corridor.

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 subject property is located within the North Central Community Plan and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “C-2” base zoning district is not consistent with the future land use designation. The applicant is requesting a Plan Amendment to change the future land use to “Community Commercial”. Staff and Planning Commission recommend Approval.

2. Adverse Impacts on Neighboring Lands:

Staff does not find 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 an appropriate zoning for the property and surrounding area. The proposed “C-2” Commercial district is appropriate along Blanco Road and matches the zoning and uses in the area.

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 proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the North Central Community Plan:

- Objective 1.3: Create an inviting streetscape along San Pedro Avenue and Blanco Road that is pedestrian-friendly.
- Objective 2.1: Initiate comprehensive rezoning on the southern end of San Pedro Avenue and Blanco Road between Hildebrand and Basse Rd. to discourage higher intensity uses.

6. Size of Tract:

The subject property is 0.40 acres, which could reasonably accommodate commercial uses.

7. Other Factors:

The applicant proposes retail type uses.