



# City of San Antonio

## Legislation Details (With Text)

**File #:** 13-1247

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 12/19/2013

**Title:** ZONING CASE # Z2014050 (District 6): An Ordinance amending the Zoning District Boundary from "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District and "I-1 GC-2 AHOD" General Industrial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District to "C-3NA GC-2 AHOD" General Commercial Nonalcoholic Sales Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District on 5.534 acres out of NCB 11379 located on a portion of the 1200 Block of Old US Highway 90 West. Staff recommends approval. Zoning Commission recommendation pending the December 17, 2013 public hearing.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Zoning Commission Minutes, 2. Project Map, 3. Case 13-1247 Z2014050 DRAFT ORDINANCE, 4. Ordinance 2013-12-19-0935

Date	Ver.	Action By	Action	Result
12/19/2013	1	City Council A Session	Motion to Approve	Pass

**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 6

**SUBJECT:**  
Zoning Case Z2014050

**SUMMARY:**

**Current Zoning:** "C-3 GC-2 AHOD" General Commercial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District and "I-1 GC-2 AHOD" General Industrial Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District

**Requested Zoning:** "C-3NA GC-2 AHOD" General Commercial Nonalcoholic Sales Highway 151 Gateway Corridor Overlay Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** December 17, 2013

**Case Manager:** Brenda V. Martinez, Planner

**Property Owner:** Shuchi Development, LLC (by Mehul Patel, Director)

**Applicant:** Flamingo Cay, LLC (by Mark D. Granados, Manager)

**Representative:** Kaufman & Killen, Inc. c/o Ashley Farrimond

**Location:** A portion of the 1200 Block of Old US Highway 90 West

**Legal Description:** 5.534 acres out of NCB 11379

**Total Acreage:** 5.534

**Notices Mailed**

**Owners of Property within 200 feet:** 8

**Registered Neighborhood Associations within 200 feet:** Community Workers Council

**Planning Team:** West/Southwest Sector Plan (35)

**Applicable Agencies:** Lackland Air Force Base

**Property Details**

**Property History:** The subject property was annexed in 1966. In 1986 and 1988, portions of the property were rezoned to “B-3” Business District, and “I-1” Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current “C-3” General Commercial District and “I-1” General Industrial District, respectively. The property is not platted and is undeveloped. The purpose of the rezoning request is to allow the development of the Pre-K 4 SA Westside Facility.

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

**Adjacent Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** “C-3”, “I-1” and “R-6”

**Current Land Uses:** Baseball Fields, Vacant Land and Wrenn Middle School

**Direction:** East

**Current Base Zoning:** “C-3”

**Current Land Uses:** Vacant Land

**Direction:** South

**Current Base Zoning:** “C-2”, “C-3NA” and “I-1”

**Current Land Uses:** Gas Station and Restaurant

**Direction:** West

**Current Base Zoning:** “I-1”

**Current Land Uses:** City of San Antonio Office

**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.

The Highway 151 Gateway Corridor District (“GC-2”) provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

## **Transportation**

**Thoroughfare:** US Highway 151

**Existing Character:** Freeway; 2 lanes in each direction with 2-lane access roads.

**Proposed Changes:** None known

**Thoroughfare:** Old Highway 90 West

**Existing Character:** Secondary Arterial Type A Street; 2 lanes in each direction.

**Proposed Changes:** None known

**Thoroughfare:** Acme Road

**Existing Character:** Secondary Arterial Type B Street; 2 lanes in each direction.

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the 76 and 276 lines, which operate along Old Highway 90 West and Highway 151.

**Traffic Impact:** A Traffic Impact Analysis is required. A TIA is currently under review by the Public Works Department.

**Parking Information:** Day Care Center - Minimum Parking Requirement: 1 per 375 square feet GFA. Maximum Parking Requirement: 1.5 per 375 square feet GFA.

### **ISSUE:**

None.

### **ALTERNATIVES:**

A denial of the zoning request will result in the subject property retaining the current zoning classifications.

### **FISCAL IMPACT:**

None. The zoning request is eligible for the Inner City Reinvestment Infill Policy fee waiver. The Development Services Department fees will be reimbursed through grant funding.

### **RECOMMENDATION:**

Staff recommends approval. Zoning Commission recommendation pending the December 17, 2013 public hearing.

**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 Civic Center in the Future Land Use component of the plan. The zoning request and proposed use are consistent with the adopted Future 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. The site is located along the Highway 151 access road as well as Old Highway 90 West where there are heavy concentrations of both commercial and public/institutional uses.

**3. Suitability as Presently Zoned:**

Both the existing and proposed zoning districts are appropriate for the subject property. However, the existing split-zoning on the property is the result of outdated zoning practices that created commercial buffers surrounding industrial uses. The practice is not widely used today as the split-zoning creates obstacles for cohesive development.

**4. Health, Safety and Welfare:**

Staff has found no indication of a likely negative influence on public health, safety or welfare in relation to this zoning change request.

**5. Public Policy:**

The request does not appear to conflict with any public policy objective. The request is consistent with the West/Southwest Sector Plan.

**6. Size of Tract:**

The subject property is 5.534 acres, which is of sufficient size to accommodate the proposed Pre-K 4 SA Westside Facility.

**7. Other Factors:**

The subject property is located within the Lackland Military Influence Area requiring notification of the zoning request be sent to the United States Air Force. Zoning staff has not received official written comment from Joint Base San Antonio; however, City staff is currently working with Joint Base San Antonio on the proposed project.