



City of San Antonio

Legislation Details (With Text)

File #: 17-6329

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/21/2017

Title: (Continued from 10/17/17) ZONING CASE # Z2017242 S (Council District 6): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Specified Financial Institution on 0.3486 acres out of NCB 13950, located at 5539 Enrique M. Barrera Parkway Suites 201 and 202. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2017242 S

SUMMARY:

Current Zoning: "C-3 NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: "C-2 NA S AHOD" Commercial Non Alcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Specified Financial Institution

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 21, 2017. This case is continued from the September 19, 2017 and October 17, 2017 Zoning hearings.

Case Manager: Erica Greene, Planner

Property Owner: Victor & Leticia Aleman

Applicant: Victor & Leticia Aleman

Representative: Victor & Leticia Aleman

Location: 5539 Enrique M. Barrera Parkway Suites 201 and 202

Legal Description: 0.3486 acres out of NCB 13950

Total Acreage: 0.3486

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: Cable-Westwood Neighborhood Association

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1966 and was previously zoned "B3-NA" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3NA" General Commercial Nonalcoholic Sales District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3NA

Current Land Uses: Motel

Direction: West

Current Base Zoning: C-3NA

Current Land Uses: Used Auto Sales

Direction: South

Current Base Zoning: C-3NA

Current Land Uses: Restaurant, Used Auto Sales

Direction: East

Current Base Zoning: C-3NA

Current Land Uses: Motel

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: Enrique m. Barrera Parkway

Existing Character: Major Arterial

Proposed Changes: None

Public Transit: VIA bus route #3 is within walking distance of 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: Service: Bank, Credit Unions, Savings, an Loan requires a minimum of 1 per 200 sf GFA for the portion of building used by the financial institution and 1per 300 sf of GFA of office lease space and a maximum 1 per 100 sf GFA for the portion of building used by the financial institution and 1per 300 sf of GFA of office lease space.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning district. The current zoning of “C-3 NA” allows C-3NA districts are identical to C-3 districts (C-3 districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement and theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display is permitted in areas which are screened as provided in 35-510 of the Unified Development Code) except that the sale of alcoholic beverages is prohibited.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center. The subject property is located within a half mile of a 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 property is located within the West/Southwest Sector Plan, and is currently designated as “Suburban Tier” in the future land use component of the plan. The requested “C-2” Commercial base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested zoning change for a Specified Financial Institution blends in with the surrounding commercially zoned properties of the area.

3. Suitability as Presently Zoned:

The current “C-3NA” base zoning district is appropriate for the subject property’s location. The requested “C-

2” to allow for a Specified Financial Institution is also appropriate and consistent with surrounding uses and zoning. The surrounding properties are all commercially zoned properties.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses are all commercial properties. The requested zoning change to allow for Specified Financial Institution will fit in with the surrounding land uses.

5. Public Policy:

The rezoning request does not appear to conflict with land use goals and strategies of the West/Southwest Sector that values existing and future businesses; businesses which in turn support the neighborhoods.

6. Size of Tract:

The subject property totals 0.3486 acres in size, which should reasonably accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.