



City of San Antonio

Legislation Details (With Text)

File #: 15-1957

Type: Zoning Case

In control: City Council A Session

On agenda: 4/2/2015

Title: ZONING CASE # Z2015118 S (District 8): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "O-2 S AHOD" High-Rise Office Airport Hazard Overlay District with a Specific Use Authorization for Medical - Laboratory, Dental or Medical on a Portion of Lots 30, 31 and 34 of NCB 12830 located at 8042 Wurzbach Road. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Fiscal Impact Form - Z2015118 S, 2. Z2015-118_Location Map, 3. Z2015118 S_Site Plan, 4. Z2015118 S_Zoning Minutes, 5. Ordinance 2015-04-02-0270

Date	Ver.	Action By	Action	Result
4/2/2015	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2015118 S

SUMMARY:

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Requested Zoning: "O-2 S AHOD" High-Rise Office Airport Hazard Overlay District with a Specific Use Authorization for Medical - Laboratory, Dental or Medical

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 17, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: M2G Physicians Plaza II

Applicant: M2G Physicians Plaza II

Representative: P. W. Christensen, P. C. (Patrick Christensen)

Location: 8042 Wurzbach Road

Legal Description: Portion of Lots 30, 31 and 34 of NCB 12830

Total Acreage: 2.101

Notices Mailed

Owners of Property within 200 feet: 8

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Plan

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1963 and originally zoned "Temporary A" and was rezoned "B-1" in 1974 (Ordinance # 44534). Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-1 AHOD" Light Commercial Airport Hazard Overlay District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-1

Current Land Uses: Medical Offices

Direction: East and Southeast

Current Base Zoning: C-1, C-2 S

Current Land Uses: Hospital and Parking Lot

Direction: West and Southwest

Current Base Zoning: C-2, C-3 NA

Current Land Uses: Medical Offices and Vacant

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: Wurzbach Road

Existing Character: Primary Arterial Type A; two lanes in each direction with partial sidewalks

Proposed Changes: None known

Thoroughfare: Ewing Halsell Road

Existing Character: Collector Road; two lanes in each direction with turn lanes at some large intersections and partial sidewalks

Proposed Changes: None known

Public Transit: VIA bus route 602 - North Star/ Medical Center operates along Wurzbach Road at the corner of Ewing Halsell Road

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: The parking requirements

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current commercial zoning; restricting future land uses to those permissible in the "C-1 AHOD" Light Commercial Airport Hazard Overlay District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (7-0) 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 North Sector Plan and is designated as Regional Center. The Regional Center encourages "Big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. The proposed zoning is consistent with land use plan.

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.

3. Suitability as Presently Zoned:

The existing "C-1" Light Commercial base zoning district and the proposed "O-2 S" High-Rise Office with a Specific Use Authorization for Medical - Laboratory, Dental or Medical are both consistent with surrounding zoning and uses.

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 2.101 acres in size, which is sufficient to accommodate development and the required parking. The subject property is fully developed with an existing building structure and parking area.

7. Other Factors:

None.