



City of San Antonio

Legislation Details (With Text)

File #: 15-2684

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/5/2015

Title: ZONING CASE # Z2015160 (Council District 2): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 11, Block 2, NCB 6583 located at 227 West Drexel Avenue. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-160_Location Map

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015160

SUMMARY:

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

Requested Zoning: "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 5, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Bexar County Board of Trustees for Mental Health Retardation Services dba The Center for Healthcare Services (by: Leon Evans)

Applicant: Bexar County Board of Trustees for Mental Health Retardation Services dba The Center for Healthcare Services (by: Leon Evans)

Representative: Kaufman & Killen, Inc.

Location: 227 West Drexel Avenue

Legal Description: Lot 11, Block 2, NCB 6583

Total Acreage: 4.7679

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Denver Heights Neighborhood Association

Planning Team: Arena District Planning Team-23

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject property is located within the City Limits as they were recognized in 1938. The north portion was originally zoned "L" First Manufacturing District and the south portion was originally zoned "B" Residence District. A 1993 zoning case changed the base zoning of the entire subject property to "R-2" Two Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "RM-4." The property is currently zoned as "C-1" and developed with a Health Care Services building, a parking lot and a vacant grass area.

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: I-1

Current Land Uses: Railroad, Restaurant Supply

Direction: East

Current Base Zoning: RM-4

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: RM-4

Current Land Uses: Public School

Direction: West

Current Base Zoning: RM-4

Current Land Uses: Single-Family Residences

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: West Drexel Avenue

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Thoroughfare: Yorkshire Place

Existing Character: Local Street; 1 lane in each direction

Proposed Changes: None known

Public Transit: VIA bus route 30 - Rigsby runs along South Hackberry Street one block to the east of the subject property.

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: Off-street vehicle parking requirements are determined by type of use and building size. The zoning application refers to proposed medical office uses.

Service - Medical: Minimum Parking Requirement: 1 space per 400 square feet Gross Floor Area (GFA);
Maximum Parking Requirement: 1 space per 100 square feet Gross Floor Area (GFA)

ISSUE:

None.

ALTERNATIVES: Denial of the zoning request will result in the subject property retaining the “C-1” zoning.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

1. Consistency:

The property is located in the Arena District/Eastside Community Plan and is designated as “Medium Density Residential.” The proposed zoning is not consistent with the Plan. The applicant has applied for a Plan Amendment to change the designation to “Mixed Use”. Staff and Planning Commission recommend approval of the Plan Amendment.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The proposed “C-2 NA” zoning district is appropriate for the subject property. The applicant requests this zoning change in order to allow expanded medical facilities and professional medical offices. The proposed “C-2 NA” Commercial Nonalcoholic Sales District will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already existing surrounding pattern of development.

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 is 4.7679 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

The subject property is currently developed with medical and therapy offices and facilities. Approximately fifty percent of the property is vacant. The applicant requests this zoning change in order to expand existing office space in the health care facility. The uses allowed under the proposed “C-2” zoning district will allow the facility to provide a higher level of care to its clients as well as promote infill development and redevelopment of vacant or underutilized buildings. The proposed change will bring all current and future healthcare uses into compliance. The proposed change will not significantly alter the land use pattern or character of the immediate area as the proposed change is compatible with the already-existing surrounding pattern of development.