



City of San Antonio

Legislation Details (With Text)

File #: 18-1749

Type: Zoning Case

In control: City Council A Session

On agenda: 2/15/2018

Title: ZONING CASE # Z2018006 S (Council District 3): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Reception Hall on Lot 8 and Lot 9, Block 1, NCB 14154, located at 391 and 361 East Ansley Street. Staff and Zoning Commission recommend Approval, with Conditions. (Continued from January 18, 2018)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. ZC Minutes, 4. Draft Ordinance, 5. Ordinance 2018-02-15-0133

Date	Ver.	Action By	Action	Result
2/15/2018	1	City Council A Session	Motion to Appr w Cond	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2018006 S

SUMMARY:

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Reception Hall

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 5, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Jose Alberto Lopez Machado

Applicant: Jose Alberto Lopez Machado

Representative: Jose Alberto Lopez Machado

Location: 391 and 361 East Ansley Street

Legal Description: Lot 8 and Lot 9, Block 1, NCB 14154

Total Acreage: 0.9596

Notices Mailed

Owners of Property within 200 feet: 26

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 25, 1952, established by Ordinance 18115 and was zoned “B” Residence District. The zoning changed to “B-1” Business District and “B-2” Business District, established by Ordinance 36698, dated August 1, 1968. The current “C-1” Light Commercial District and “C-2” Commercial District converted from the previous “B-1” and “B-2” zoning districts upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

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: R-4, C-3, C-3NA

Current Land Uses: Vacant Lot, Single-Family Residential, Lumber Yard

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residential, Vacant Lot

Direction: West

Current Base Zoning: C-3NA

Current Land Uses: Vacant Lots

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: East Ansley Boulevard

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Pleasanton Road

Existing Character: Collector

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #96236) is within walking distance on Moursund Boulevard along Bus Routes 243, 43, 44.

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: A Recreational Facility - Private Community Wide requires a minimum of 1.5 parking spaces per 1000 square-feet of the Gross Floor Area (GFA) and a maximum of ten (10) spaces per 1000 square-feet of the GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. Light Commercial or “C-1” districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail - no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining. Commercial or “C-2” districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods shall be permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

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

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend Approval, with Conditions.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is not located within a Neighborhood, Community, Perimeter, Sector, or Future Land Use Plan and, therefore, does not require a consistency in land use.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change

request. The amended request of “C-2 S” zoning will provide a suitable zoning adjacent to residential. The proposed use as a Reception Hall is consistent with the development pattern of the surrounding area. There is “C-3” zoning to the west and north of the subject property, but oversaturation of intense commercial zoning is not recommended.

3. Suitability as Presently Zoned:

The existing “C-1” and “C-2” base zoning districts are appropriate for the surrounding area. The amended request will maintain the “C-2” base zoning district which is suitable for the subject property.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There is existing single-family residential to the south of the property, the proposed “C-2” requires a Type B Buffer of fifteen (15) feet.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 0.9596 acre site is of sufficient size to accommodate the proposed development.

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 may, under the right set of circumstances and conditions be acceptable in certain specific locations.

If approved, Staff and Zoning Commission recommend: No outside amplifications systems, music or outdoor activities.