



# City of San Antonio

## Legislation Details (With Text)

**File #:** 13-512

**Type:** Zoning Case

**In control:** City Council A Session

**On agenda:** 10/17/2013

**Title:** ZONING CASE # Z2013183 (District 8): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 0.965 of an acre out of Lot 25, NCB 12830 located at 8214 Wurzbach Road. Staff and Zoning Commission recommend approval.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Location Map, 2. Zoning Commission Minutes, 3. Draft Ordinance, 4. Ordinance 2013-10-17-0734, 5. Ordinance 2013-10-17-0734

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** Council District 8

**SUBJECT:**

Zoning Case Z2013183

**SUMMARY:**

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

**Requested Zoning:** "C-2 AHOD" Commercial Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 3, 2013

**Case Manager:** Osniel Leon, Planner

**Property Owner:** 8214 Wurzbach, LLC (by Dr. Delbert L. Chumley, Manager)

**Applicant:** Land Use Solutions, LLC (by Michele Haussmann, Owner)

**Representative:** Land Use Solutions, LLC (by Michele Hausmann, Owner)

**Location:** 8214 Wurzbach Road

**Legal Description:** 0.965 of an acre out of Lot 25, NCB 12830

**Total Acreage:** 0.965

**Notices Mailed**

**Owners of Property within 200 feet:** 10

**Neighborhood Associations:** None (within 200 feet)

**Planning Team Members:** 41 - North Sector Plan

**Applicable Agencies:** None

**Property Details**

**Property History:** The property was annexed in 1963 and was originally zoned "Temp A" Temporary Single Family Residence District. In a 1970 case, the property was rezoned "B-1" Business District. Upon adoption of the Unified Development Code, the previous base zoning district converted to the current "C-1" Light Commercial District. The subject property is currently developed with a commercial structure and a warehouse measuring 10,640 square feet in size. According to the Bexar County Appraisal District, the structure was built in 1977. The property was platted into its current configuration in 1970 (volume 6200, page 249).

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

**Adjacent Zoning and Land Uses**

**Direction:** Northwest

**Current Base Zoning:** "C-1" and "R-6"

**Current Land Uses:** Offices and undeveloped land

**Direction:** Northeast, East and South

**Current Base Zoning:** "C-1", "C-2" and "C-2 S"

**Current Land Uses:** School, apartments, parking, hospital and offices

**Direction:** West

**Current Base Zoning:** "C-3NA"

**Current Land Uses:** Undeveloped land

**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:** Secondary Arterial Type A; 2 lanes in each direction with sidewalks, center median and turn lane.

**Proposed Changes:** None known

**Thoroughfare:** Ewing Halsell

**Existing Character:** Collector Street; 2 lanes in each direction with sidewalks.

**Proposed Changes:** None known

**Public Transit:** The nearest VIA bus lines are the 534 and 603, which operate along Wurzbach Road and Ewing Halsell, with stops immediately adjacent to 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:** Off street vehicle parking requirements are typically determined by the type and size of use.

Medical - clinic (physician and/or dentist). Minimum Parking Requirement: 1 space per 400 square feet of Gross Floor Area (GFA). Maximum Parking Requirement: 1 space per 100 square feet of GFA.

**ISSUE:**

None.

**ALTERNATIVES:**

A denial of the zoning request will result in the subject property retaining the existing light commercial zoning designation.

**FISCAL IMPACT:**

None. The applicant has paid the required zoning fees.

**RECOMMENDATION:**

Staff and Zoning Commission (9-0) 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 area, and is identified as Regional Center in the future land use component of the plan. The requested base zoning district is consistent with the future land use designation.

**2. Adverse Impacts on Neighboring Lands:**

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

**3. Suitability as Presently Zoned:**

The uses permitted in the "C-1" zoning district are likely appropriate for the subject property. However, the 5,000-square foot maximum building size limit of the "C-1" district is not appropriate given the size of the subject property. The requested "C-2" district allows a range of uses and development standards that are both

appropriate for the subject property. Medium intensity commercial zoning is most appropriate along arterials or major thoroughfares.

**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. The request is consistent with the North Sector Plan.

**6. Size of Tract:**

The subject property is 0.965 acres, which is of sufficient size to accommodate the uses permitted in the “C-2” district, with required parking.

**7. Other Factors:**

The “C-2” Commercial District permits general commercial activities designed to serve the community and promote a broad range of commercial operations and services necessary for large regions of the city, providing community balance. No outdoor storage or display of goods shall be permitted except for outdoor dining.