



City of San Antonio

Legislation Details (With Text)

File #: 18-1535

Type: Zoning Case

In control: Zoning Commission

On agenda: 2/6/2018

Title: ZONING CASE # Z2018044 (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 2, Block 12, NCB 13885, located at 10106 Desert Sands. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018044

SUMMARY:

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

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 6, 2018. This case has been expedited to the February 15, 2018 City Council Hearing due to the cancellation of the January 16 Zoning Commission Meeting.

Case Manager: Nyliah Acosta, Planner

Property Owner: ADC Land Holdings, LLC

Applicant: ADC Land Holdings, LLC

Representative: Veronica Esparza

Location: 10106 Desert Sands Street

Legal Description: Lot 2, Block 12, NCB 13885

Total Acreage: 1.4187

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed and zoned "A" Residence District by Ordinance 18115, dated September 25, 1952. The property was rezoned from "A" to "B-2" by Ordinance 34151, dated March 3, 1966. The property converted from "B-2" to the current "C-2" Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "MF-33"

Current Land Uses: Apartments

Direction: East

Current Base Zoning: "MF-33"

Current Land Uses: Apartments

Direction: South

Current Base Zoning: "C-2"

Current Land Uses: Lone Star National Bank, Office Building, Apartments

Direction: West

Current Base Zoning: "C-3"

Current Land Uses: Old Francisco Steak House

Overlay and Special District Information:

"AHOD"

A portion of surrounding properties carries 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: Desert Sands Drive

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Sahara Drive

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 502 and 602 are 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:

The minimum parking required for an Office Warehouse is 1 parking space per 2,000 square feet of the gross floor area.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “C-2”, which currently accommodates 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 within the Greater Airport Area Regional Center. The subject property is not within ½ of a 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 subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Business Park” in the future land use component of the plan. The requested “C-3” 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 rezoning is requested in order to ensure appropriate zoning for an Office Warehouse for the catering business.

3. Suitability as Presently Zoned:

The current “C-2” Commercial District is an appropriate zoning for the property and surrounding area. The properties in the area carry various commercial and multi-family base zoning designations.

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 proposed rezoning does not appear to conflict with the following goals and objectives of the San Antonio International Airport Vicinity Land Use Plan:

- Goal II: Encourage economic growth that enhances airport operations and surrounding development
- Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
- Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning

6. Size of Tract:

The subject property is 1.4187 acres, which currently accommodates the current business and proposed uses.

7. Other Factors:

None.