



City of San Antonio

Legislation Details (With Text)

File #: 15-5872

Type: Staff Briefing - Without Ordinance

In control: Zoning Commission

On agenda: 12/1/2015

Title: ZONING CASE # Z2016021 (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 6.00 acres of land out of NCB 15269, located in the 5500 Block of Ray Ellison Boulevard. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 16004).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2016-021 LOCATION MAP, 2. Z2016021 CCR

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2016021
(Associated Plan Amendment #16004)

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 1, 2015. This case is expedited to the City Council Meeting of December 17, 2015.

Case Manager: Shepard Beamon, Planner

Property Owner: VFC Properties 22 LLC

Applicant: City of San Antonio

Representative: CentroMed Clinic

Location: 5500 Block of Ray Ellison Boulevard

Legal Description: 6.00 acres of land out of NCB 15269

Total Acreage: 6.00

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: People Active in Community Effort

Planning Team: United Southwest Communities Plan

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 26, 1972 (Ordinance # 41419). According to available records, the property was originally zoned Temporary "R-1" Single Family Residential based on the 1938 zoning districts. The subject property was then rezoned from "R-1" to "B-3" Business District on July 25, 1974 (Ordinance # 44107). On January 11, 2001, the subject property was rezoned from "B-3" Business District to "B-2" Business District (Ordinance # 93213). Upon the adoption of the 2001 Unified Development Code, "B-2" converted to "C-2" Commercial District. On September 12, 2002, the subject property was rezoned from "C-2" to "R-6" Residential Single-Family District (Ordinance # 96339).

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: R-6

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: R-6, C-2, C-3R

Current Land Uses: Alan B. Shepard Middle School, Vacant Lot

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single Family Residences, Vacant Lot

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: Ray Ellison Boulevard

Existing Character: Secondary Arterial Type A

Proposed Changes: Widening of thoroughfare from two (2) to four (4) lanes (Currently undergoing

construction)

Thoroughfare: Old Pearsall Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: VIA Bus Route 614 stops in front of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. A traffic engineer must be present during planning and zoning commission.

Parking Information:

Service - Medical-Clinic. Minimum Vehicle Spaces: 1 per 400 sf GFA. Maximum Vehicle Spaces: 1 per 100 sf GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present “R-6” zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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

1. Consistency:

The property is located within the United Southwest Communities Plan and is designated as Low Density Residential. The proposed “C-2” base zoning district is not consistent with the adopted land use designation. The applicant has requested a plan amendment from Low Density Residential to Community Commercial. Staff and Planning Commission recommended approval.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties in relation to this zoning request.

3. Suitability as Presently Zoned:

The existing “R-6” zoning district is appropriate for the subject property and surrounding areas, as the surrounding environment primarily consist of Residential zoning, however, the requested “C-2” is also appropriate as it is located at the intersection of two major arterials and within close proximity to other Commercial zoning districts. The requested “C-2” will allow the applicant to develop a medical clinic, which is compatible with the surrounding neighborhood.

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 zoning request fulfills the goals and strategies of the United Southwest Communities Plan, by attracting new services to the United Southwest Communities and increasing community awareness of health issues.

6. Size of Tract:

The subject property is 6.00 acres in size, which accommodates the proposed development for a variety store.

7. Other Factors:

The City of San Antonio is initiating the rezoning as per the City Council Resolution approved by City Council on October 23, 2015 for the development and improvement of the subject property as a CentroMed Clinic.