



City of San Antonio

Legislation Details (With Text)

File #: 17-2940

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/2/2017

Title: ZONING CASE # Z2017138 (Council District 5): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 NA AHOD" General Commercial Non Alcoholic Sales Airport Hazard Overlay District on Lots 1 through 10, Block 15, NCB 8911, located at 2706 W. Southcross Boulevard. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17045)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2017138 Location Map, 2. Z2017138 CCR

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2017138
(Associated Plan Amendment PA 17045)

SUMMARY:

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

Requested Zoning: "C-3 NA AHOD" General Commercial Non Alcoholic Sales Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 2, 2017. This case has been expedited to City Council on May 4, 2017.

Case Manager: Erica Greene, Planner

Property Owner: San Antonio Water System

Applicant: City of San Antonio

Representative: City of San Antonio

Location: 2706 W. Southcross Boulevard

Legal Description: Lots 1 through 10, Block 15, NCB 8911

Total Acreage: 0.7518

Notices Mailed

Owners of Property within 200 feet: 34

Registered Neighborhood Associations within 200 feet: Quintana Community Association

Applicable Agencies: None

Property Details

Property History: The subject property was part of the original 36 square miles of the City and was previously zoned "F" Local Retail District. A 1977 case zoned the subject property as "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Restaurant, Art Shop, Restaurant

Direction: West

Current Base Zoning: C-3

Current Land Uses: Commercial Building

Direction: South

Current Base Zoning: RM-4

Current Land Uses: Single-Family Housing, Flower Shop

Direction: East

Current Base Zoning: C-3

Current Land Uses: 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: West Southcross

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Crittendon Avenue

Existing Character: Local Street
Proposed Changes: None

Public Transit: The nearest VIA bus route is #9 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: Parking requirements are calculated individually by use and will be determined at the building permit stage.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning district.

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 Kelly/South PUEBLO Community Plan, and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “C-3NA” General Commercial Non-Alcoholic Sales base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to Regional Commercial. Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The applicant requests this plan amendment and associated zoning change for commercial uses on the subject property. The current “C-3” base zoning district is appropriate for the subject property’s location. The requested zoning of “C-3 NA” will ensure the future use of the land use will remain in alliance with the surrounding commercial and residential buildings in the surrounding area.

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 rezoning request does not appear to conflict with land use goals and strategies of the Kelly/South San PUEBLO Community Plan objectives of improving the commercial corridors and the variety of goods, services, and employment available in the planning area in order to attract and support a mix of uses including professional offices, residences and a variety of retail shops that will meeting the residents’ daily needs and

bring vitality to the area.

6. Size of Tract:

The subject property totals 0.7518 acres in size, which should reasonably accommodate the uses permitted in “C-3NA” General Commercial Non-Alcoholic Sales District.

7. Other Factors:

None.