



City of San Antonio

Legislation Details (With Text)

File #: 15-3620

Type: Zoning Case

In control: Zoning Commission

On agenda: 6/16/2015

Title: ZONING CASE # Z2015209 (Council District 3): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay Zone District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay Zone District on approximately 7.622 acres out of NCB 10129 located at 1515 Goliad Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015209_Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2015209

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 16, 2015

Case Manager: Kristin Flores, Planner

Property Owner: Linda Winn as Attorney in Fact for Owners Maurice A Rosenstein, Edward Rosenstein & Debra R. Jones

Applicant: Linda Winn as Attorney in Fact for Owners Maurice A Rosenstein, Edward Rosenstein & Debra R. Jones

Representative: Patrick W. Christensen

Location: 1515 Goliad Road

Legal Description: 7.622 acres out of NCB 10129

Total Acreage: 7.622

Notices Mailed

Owners of Property within 200 feet: 44

Registered Neighborhood Associations within 200 feet: Highland Hill Neighborhood Association

Planning Team: Highlands Community Planning Team- 21

Applicable Agencies: None

Property Details

Property History: Following the adoption of Ordinance 34074, dated February 3, 1966, the subject property was rezoned from “F” Local Retail District to “B-2” Business District. The adoption of the 2001 Unified Development Code converted all properties zoned “B-2” Business District to the current “C-2” Commercial District. Following the adoption of Ordinance 53689, dated April 30, 1981, a portion of the subject property was rezoned to “I-1” General Industrial District from the previous “B-2” Business District resulting in a split zoned parcel.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Bank/Credit Union

Direction: East

Current Base Zoning: R-4, C-1, C-2

Current Land Uses: Single-Family Dwellings, Professional Offices, Hair Salon

Direction: South

Current Base Zoning: C-2 and O-2

Current Land Uses: Iron Workers Union and Vacant Land

Direction: West

Current Base Zoning: C-3R, R-4 and C-3

Current Land Uses: Storage Facility, Single-Family Dwellings, Food Service and Vacant Land

Overlay and Special District Information: The subject property, and all surrounding properties, carries the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Development Services Department, as well as the Federal Aviation Administration.

Transportation

Thoroughfare: Goliad Road

Existing Character: Minor, Secondary Arterial B Street, 2 lanes in each direction with occasional sidewalks

Proposed Changes: None known

Thoroughfare: Clark Avenue

Existing Character: Local Street, 1 lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA bus route 34 operates north of the subject property at the intersection of Goliad Road and Clark Avenue.

Traffic Impact: A Traffic Impact Analysis (TIA) report is required. The traffic generated by the proposed development exceeds the threshold requirements and the applicant should have a traffic engineer present to answer any questions.

Parking Information: The subject property must provide a minimum of 1 parking space per classroom or a maximum of two parking spaces per classroom.

ISSUE:

None.

ALTERNATIVES:

Denial of the zone change request will result in the subject property retaining its current “C-2” Commercial District and “I-1” General Industrial base zoning districts.

FISCAL IMPACT:

None.

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 Highlands Neighborhood Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested “C-2” Commercial District base zoning is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found evidence of a likely increase in traffic in relation to this zone change request and a traffic engineer should provide further research. However, the proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “C-2” Commercial District base zoning is appropriate for the surrounding area, but the “I-1” General Industrial District base zoning is not appropriate for the surrounding area.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

As the request for the zone change is consistent with the Highland Community Plan this request does not appear to be in conflict with any stated public policy objective.

6. Size of Tract:

The 7.622 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.