



City of San Antonio

Agenda Memorandum

File Number: 16-1046

Agenda Item Number: Z-15.

Agenda Date: 1/28/2016

In Control: City Council A Session

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2016022

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 15, 2015

Case Manager: Robert C. Acosta, Planner

Property Owner: Brenda Gonzalez

Applicant: Eric E. Gonzalez

Representative: Eric E. Gonzales

Location: 7300 block of New Laredo Highway at 915 Bynum Avenue.

Legal Description: Lot 66 and Lot 67, Block 3, NCB 11260

Total Acreage: 1.3911

Notices Mailed

Owners of Property within 200 feet: 46

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector-38

Applicable Agencies: None

Property Details

Property History: The property was annexed into the city on September 25, 1952 (Ordinance 18115) and was zoned “B” Residence District. On May 15, 1986 the property was rezoned to “B-2NA” Business Non-Alcoholic Sales District (Ordinance 62886). Upon adoption of the 2001 Unified Development Code the property was converted to “C-2NA” Commercial Non Alcoholic Sales District.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: UZROW, RM4

Current Land Uses: Public Street and Single-Family residences

Direction: East

Current Base Zoning: C-2, UZROW

Current Land Uses: Commercial Uses and Public Street

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: RM-4

Current Land Uses: Single-Family Residences

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: New Laredo Highway

Existing Character: Secondary Arterial Type A

Proposed Changes: None Known

Thoroughfare: Briggs Avenue

Existing Character: Local

Proposed Changes: None known.

Thoroughfare: Bynum Avenue

Existing Character: Local

Proposed Changes: None known

Thoroughfare: Gracie Street

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a VIA bus stop two blocks north at the corner of New Laredo Highway and S.W. Military Drive. Route 524 provides service to the area.

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: Convenience Store (No Gas Pumps): Minimum 6 space per 1,000 sf. GFA. Maximum Parking Requirement: 10 space per 1,000 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

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 West/Southwest Sector Plan and is designated as Suburban Tier in the future land use component of the Plan. The requested "C-2" base zoning district is consistent with the adopted land use designation. The applicant requests this zoning change in order to allow alcoholic sales in an existing convenience store development.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

The existing "C-2NA" zoning district is appropriate for the subject property due to its location along a major roadway, its previous commercial history and its close proximity to other existing commercial uses.

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 requested rezoning does not appear to be in conflict with any public policy.

6. Size of Tract:

The subject property is 1.3911 acres in size.

7. Other Factors:

None.