



City of San Antonio

Agenda Memorandum

File Number: 15-2524

Agenda Item Number: 7.

Agenda Date: 4/21/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2015136
(Associated Plan Amendment 15029)

SUMMARY:

Current Zoning: "C-2 NA CD AHOD" Commercial Nonalcoholic Sales with a Conditional Use for Meat Processing Facility Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 21, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Graciano Ramirez

Applicant: Graciano Ramirez

Representative: Graciano Ramirez

Location: 1510 West Southcross Boulevard

Legal Description: Approximately 0.2870 acres of land out of Lots, 6,7,8,9 Block 60 NCB 7990

Total Acreage: 0.2870

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Tierra Linda

Planning Team: Nogalitos/South Zarzamora Community Plan -32

Applicable Agencies: None

Property Details

Property History: The property was originally annexed in September 23, 1944 (Ordinance 1391). On October 24, 1996 the property was rezoned from “B” Residence District to “B-3NA” Nonalcoholic Sales Business District (Ordinance 85048). Upon the adoption of the 2001 Unified Development Code, the zoning district changed to "C-2NA" Commercial Nonalcoholic Sales District classification. On October 5, 2006 the property was rezoned to “C-2NACD AHOD” Commercial Nonalcoholic Sales with a Conditional Use for a Meat Processing Facility Airport Hazard Overlay District (Ordinance 2006-10-05-1174).

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

Adjacent Base Zoning and Land Uses

Direction: North, East

Current Base Zoning: “C-1, R-4, C-2NA, and C-2”

Current Land Uses: vacant lots, restaurant, vacant business, single-family homes, Laundromat.

Direction: West, South

Current Base Zoning: “C-1, R-4, and NC-CD”

Current Land Uses: Restaurant, vacant lots, single-family homes.

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: Southcross Boulevard

Existing Character: Secondary Arterial Type A 86’

Proposed Changes: None known.

Thoroughfare: Martin Goland

Existing Character: Local; 1 lane in each direction with sidewalks.

Proposed Changes: None known.

Public Transit: There is a VIA bus stop located at the intersection of W. Southcross Boulevard at Zarzamora, few feet from the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic engineer must be present at Zoning Commission.

Parking Information: Retail Convenience Store: 6 spaces per 1000 sf. GFA. Maximum Parking Requirement: 10 spaces per 1000 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the “C-2 NA CD AHOD” Commercial Nonalcoholic Sales with a Conditional Use for Meat Processing Facility Airport Hazard Overlay District

zoning.

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 property is located within the Nogalitos/South Zarzamora Community Land Use Plan. The requested “C-2 AHOD” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The applicant requests this zoning change in order to have a convenience store on the property. The adjacent businesses do not have any alcoholic restrictions and have related businesses that are compatible to the proposed “C-2” zoning designation. The “C-2” zoning designation is appropriate for this location. The requested use is consistent with the existing development pattern.

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.

6. Size of Tract:

The subject property is 0.2870 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.