



City of San Antonio

Agenda Memorandum

File Number: 15-2832

Agenda Item Number: Z-5.

Agenda Date: 5/21/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2015159 S

SUMMARY:

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

Requested Zoning: "C-3 S AHOD " General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Specified Financial Institution

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 21, 2015

Case Manager: Logan Sparrow, Planner

Property Owner: South Texas G.P. Investment Developers, Ltd., North Lane, Ltd.

Applicant: Robert Grant

Representative: Robert Grant

Location: 1502 Austin Highway

Legal Description: Lot 19, Block 1, NCB 16888

Total Acreage: 0.073

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: Wilshire Neighborhood Association

Planning Team: San Antonio International Airport Vicinity

Applicable Agencies: Aviation, Northeast Independent School District

Property Details

Property History: The subject property was zoned to “H” Retail District, which was established by Ordinance 30342, dated May 16, 1962. After the adoption of the 1965 Unified Development Code, the zoning converted to “B-3” Business District, and converted again following the adoption of the 2001 Unified Development Code to its current “C-3” General Commercial District.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-2” Commercial District

Current Land Uses: Retail Shopping Center

Direction: South

Current Base Zoning: “C-3” General Commercial

Current Land Uses: Retail Center

Direction: East

Current Base Zoning: “C-3” General Commercial

Current Land Uses: Retail Center

Direction: West

Current Base Zoning: “C-3” General Commercial

Current Land Uses: Retail Shopping Center

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 may require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Austin Highway

Existing Character: Primary Arterial A, two lanes in each direction with turn lane and sidewalks

Proposed Changes: None known

Public Transit: VIA Bus routes 14 and 214 operate along Austin Highway across the street from the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: A Specified Financial Institution must provide a minimum of one parking space per 200 square feet for the portion of the building used by the financial institution and one parking space per 300 square feet of office lease space. A Specified Financial Institution can provide a maximum of one parking space per 100 square feet for the portion of the building used by the financial institution and one parking space per 300 square feet of office lease space.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining its current “C-3” General Commercial base zoning 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 subject property is located within the North Sector Future Land Use Plan and is currently designated as Regional Commercial in the land use component of the plan. The requested “C-3” Commercial District with is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:

The existing “C-3” General Commercial base zoning district is appropriate for the surrounding area as it is consistent with the North Sector Future Land Use Plan.

4. Health, Safety and Welfare:

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

5. Public Policy:

As the requested rezoning is consistent with the adopted North Sector Land Use Plan, staff finds that the zone change request does not appear to be in conflict with any public policy.

6. Size of Tract:

The 0.073 acre parcel is of sufficient size to accommodate the proposed development.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.