



City of San Antonio

Agenda Memorandum

File Number: 15-5071

Agenda Item Number: Z-10.

Agenda Date: 10/15/2015

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2015280

SUMMARY:

Current Zoning: "C-1 GC-2 AHOD" Light Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District

Requested Zoning: "C-2 GC-2 AHOD" Commercial Highway 151 Gateway Corridor Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 15, 2015

Case Manager: Mary Morales-Gonzales, Planner

Property Owner: Aligned Real Estate Investments, LP (by Charles Roach, Mgr. of HWR GP, LLC its General Partner)

Applicant: Mark Feinberg (for WellMed Medical Management, Inc)

Representative: Brown & Ortiz (c/o James McKnight)

Location: 8303 West Military Drive

Legal Description: Lot 27, Block 48, NCB 15382

Total Acreage: 2.191

Notices Mailed

Owners of Property within 200 feet: 19

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector Plan-35

Applicable Agencies: San Antonio Aviation Department

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1972 by Ordinance 41422. The original zoning was Temporary Residential "R-1." Upon adoption of the 1965 Unified Development Code, the property converted to "B-1" Business District. Upon adoption of the 2001 Unified Development Code, the "B-1" zoning district converted to the current "C-1" Light Commercial District. In 2005, Ordinance 100774 designated the subject property with the Highway 151 Gateway Corridor Overlay.

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

Current Base Zoning: Highway

Current Land Uses: Highway 151

Direction: East

Current Base Zoning: I-1 GC-2

Current Land Uses: VIA Metropolitan Transit

Direction: South

Current Base Zoning: R-6 GC-2

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-6 GC-2

Current Land Uses: Texas Biomedical Research Institute

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.

The Highway 151 Gateway Corridor District ("GC-2") provides site development standards for properties within 1,000 feet of Highway 151 between Highway 90 and the western City Limits. The standards primarily address building placement, landscaping, building materials and signage to promote a coordinated development scheme for the Corridor. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: West Military Drive

Existing Character: Secondary Arterial A; two lanes in each direction; center turning lane

Proposed Changes: None known

Thoroughfare: State Highway 151

Existing Character: Highway

Proposed Changes: None known

Public Transit: VIA bus route #612 stops to the south of the subject property at South Brownleaf Street and West Military Drive.

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: The off-street vehicle parking requirements for commercial uses are typically determined by building size and use. The zoning application refers to the new construction of a larger medical office building. The new building will be approximately 10,000 square feet, which is larger than the current zoning allows. The number of required spaces will be determined at the time of building permitting.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the current zoning of “C-1” Light Commercial.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (6-0) 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 currently designated as General Urban 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.

2. Adverse Impacts on Neighboring Lands:

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

3. Suitability as Presently Zoned:

Both the current and requested zoning districts are appropriate for the subject property.

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 2.191 acres in size, which should be able to reasonably accommodate the proposed commercial zoning.

7. Other Factors:

None.