



City of San Antonio

Legislation Details (With Text)

File #: 14-2398

Type: Zoning Case

In control: City Council A Session

On agenda: 11/6/2014

Title: ZONING CASE # Z2014264 (District 3): An Ordinance amending the Zoning District Boundary from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 4, Block 3, NCB 8934 located at 1713 South West Military Drive. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2014-264, 2. Z2014264, 3. Ordinance 2014-11-06-0881

Date	Ver.	Action By	Action	Result
11/6/2014	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 3

SUBJECT:

Zoning Case Z2014264

SUMMARY:

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 7, 2014

Case Manager: Pedro Vega, Planner

Property Owner: Carranza Enterprises, Inc.

Applicant: Eduardo Carranza, President Carranza Enterprises, Inc.

Representative: Eduardo Carranza

Location: 1713 South West Military Drive

Legal Description: Lot 4, Block 3, NCB 8934

Total Acreage: 0.1784

Notices Mailed

Owners of Property within 200 feet: 16

Neighborhood Associations: None

Planning Team Members: South Central San Antonio Community Plan - 15

Applicable Agencies: None

Property Details

Property History: The property was annexed in September of 1944 and was originally zoned "E" Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "O-2" High-Rise Office District. The property consists of one lot that was platted into the current configuration in 1944 (Volume 2222, page 8 of the Deed and Plat Records of Bexar County, Texas). The property is developed with two structures built in the 1965.

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

Adjacent Zoning and Land Uses

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Tuxedo Store and Flower Shop

Direction: West

Current Base Zoning: "C-3R"

Current Land Uses: Retail Store and Retail Center

Direction: West

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Dwellings

Direction: South across South West Military Drive

Current Base Zoning: "C-2" and "C-3NA"

Current Land Uses: Retail Center, Pawn Shop and Medical 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 can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: South West Military Drive

Existing Character: Arterial Type A; three lanes in each direction with center turn lanes and sidewalks.

Proposed Changes: None known

Thoroughfare: Escalon Avenue

Existing Character: Local Street; 1 lane in each direction without sidewalks

Proposed Changes: None known

Thoroughfare: Nock Avenue

Existing Character: Local Street; 1 lane in each direction without sidewalks

Proposed Changes: None known

Public Transit: The VIA bus lines number 550 and 551, operate along South West Military Drive

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

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size.

Drugstore - Retail - Minimum Requirement: 1space per 300 square feet of Gross Floor Area. Maximum Allowance: 1 space per 200 square feet of Gross Floor Area.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current high-rise office classification, restricting future land uses to those permissible in the "O-2" zoning district.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

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 South Central San Antonio Community Plan and is currently designated as Regional Commercial 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:

Granting of the "C-2" Commercial District is not likely to have an adverse impact on the neighboring lands. The subject property is surrounded by a variety of zoning designations, ranging from commercial to residential.

When commercial zoning districts abut single-family residential zoning or uses, building setbacks and landscape buffers are required to mitigate the effects of increased traffic, noise, and lighting from the commercial development. The "C-2" district requires a 30-foot rear setback, a 10-foot side setback and 15-foot wide landscape buffer where the commercial zoning district abuts a residential zoning district.

3. Suitability as Presently Zoned:

Both the current "O-2" High-Rise Office District and proposed "C-2" Commercial District are appropriate for

the subject property. The proposed change should have minimal impact on adjacent properties, as the property consists of an office use.

The proposed "C-2" Commercial District will not change the overall character of the community.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare due to the "C-2" Commercial District.

5. Public Policy:

The requested zoning change does not appear to conflict with any public policy objectives.

The zoning change request is in accordance with the City's Master Plan. Goal 3: Create an environment of entrepreneurship, productivity and innovation in San Antonio that promotes business start-up and business growth. Goal 4: Provide economic opportunities in targeted areas, particularly within Loop 410.

6. Size of Tract:

The subject site is 0.1784 of an acre in size, which should reasonably accommodate the uses permitted in the "C-2" district, as well as the proposed Natural Remedy Store.

7. Other Factors:

The proposed zoning request could be appropriate at this location because it is an adaptive and beneficial use of the property. The "C-2" designation for the property is not out of character given the commercial uses along South West Military Drive.