



City of San Antonio

Legislation Details (With Text)

File #: 14-2593

Type: Zoning Case

In control: City Council A Session

On agenda: 11/6/2014

Title: ZONING CASE # Z2014254 S (District 7): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Human Services Campus on 23.521 acres out of Lots 6, 7 and portions of Lots 5, 10, 11 and 12, Block F, NCB 14658 located at 6487 Whitby Road. Staff and Zoning Commission recommend approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2014254 S_Site Plan.pdf, 2. Z2014-254.pdf, 3. Z2014254 S.pdf, 4. Ordinance 2014-11-06-0886

Date	Ver.	Action By	Action	Result
11/6/2014	1	City Council A Session	Motion to Appr w Cond	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: Council District 7

SUBJECT:

Zoning Case Z2014254 S

SUMMARY:

Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Requested Zoning: "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Human Services Campus

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 07, 2014

Case Manager: Trenton Robertson, Planner

Property Owner: Whitby Road Alliance Inc. dba Providence Place

Applicant: San Antonio Design Group, Inc.

Representative: J. A. (Tony) Saucedo, Jr.

Location: 6487 Whitby Road

Legal Description: 23.521 acres out of Lots 6, 7 and portions of Lots 5, 10, 11 and 12, Block F, NCB 14658

Total Acreage: 23.573

Notices Mailed

Owners of Property within 200 feet: 32

Registered Neighborhood Associations within 200 feet: Alamo Farmsteads Babcock Road Neighborhood Association

Planning Team: Huebner/Leon Creeks Community Plan-18

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1972 and was originally zoned “Temp R-1” Temporary Single-Family Residence District. In a 1994 case, the property was rezoned to “B-1” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-1" Light Commercial District. The subject property is not platted in its current configuration but is developed with multiple commercial structures that were built starting in 1940.

Topography: The subject 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: “MF-33” and “R-5”

Current Land Uses: Apartments, Single-Family Residential and Vacant

Direction: South

Current Base Zoning: “RE” and “R-6”

Current Land Uses: Single-Family Residential and Vacant

Direction: East

Current Base Zoning: “C-1” and “MF-33”

Current Land Uses: Multi-Family Dwellings and Vacant

Direction: West

Current Base Zoning: “RE” and “MF-33”

Current Land Uses: Single-Family Residential, Apartments and Vacant

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: Oxford Trace, Whitby Road and Abe Lincoln Road

Existing Character: Local; one lane in each direction with partial sidewalks

Proposed Changes: None known

Public Transit: VIA bus line 604 operates along Abe Lincoln Road and Whitby Road, south and west of the subject property.

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: Off-street vehicle parking requirements for a Human Services Campus are typically determined by the uses and size of each building; therefore, staff cannot calculate likely parking requirements for the 23.573 acre site.

As shown on the Specific Use Authorization site plan, the applicant proposes approximately two-hundred three (203) parking spaces.

ISSUE:

None.

ALTERNATIVES:

A denial of the zoning request will result in the subject property retaining the current “C-1” commercial zoning designation.

FISCAL IMPACT:

None. The applicant has paid the required zoning fees.

RECOMMENDATION:

Staff and Zoning Commission (9-0) 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 Huebner/Leon Creeks Community Plan and is currently designated as Public Institutional in the future land use component of the plan. The requested “C-3” base zoning district and proposed use 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 existing and requested zoning are appropriate for the 23.573 acre site. Approval of the zoning change request to “C-3NA S” would provide a consistent zoning for the entire site and bring the existing use into compliance with current zoning regulations. The site serves as a campus which provides services to 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 this zoning request.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 23.573 acre site is of sufficient size to accommodate the proposed expansion of the existing Human Services Campus. A zoning change request for a Specific Use Authorization requires the applicant to submit a site plan of the subject property that includes all existing and proposed development.

7. Other Factors:

No zoning district currently allows a Human Services Campus by right; rather, such uses may be authorized through the issuance of a Specific Use Authorization by City Council in the “C-3” zoning district. Specific Use Authorizations are meant to allow those uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location within a given zoning district.