



City of San Antonio

Legislation Details (With Text)

File #: 15-2235
Type: Zoning Case
In control: Zoning Commission
On agenda: 4/7/2015
Title: ZONING CASE # Z2015144 (Council District 4): A request for a change in zoning from "R-6 AHOD" Residential Single-Family District Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 2.214 acres out of Parcel 9 E, NCB 34400. 10800 block of Northwest Military Highway. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015144 Location Map, 2. Z2015144 Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:
Zoning Case Z2015144

SUMMARY:
Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 7, 2015

Case Manager: Oscar Aguilera, Planner

Property Owner: Evelin Abdelaziz

Applicant: Charles Riley Law Firm

Representative: Charles Riley

Location: 10800 Block of West Military Drive

Legal Description: Parcel 9E, NCB 34400

Total Acreage: 2.214

Notices Mailed

Owners of Property within 200 feet: 52

Registered Neighborhood Associations within 200 feet: Oak Creek

Planning Team: West/ Southwest Sector Plan-35

Applicable Agencies: None

Property Details

Property History: The property is currently zoned "R-6" Residential Single-Family District. The property was originally annexed in December 31, 2000 per Ordinance 92902 and was originally zoned "Temp R-1" Temporary Residential Single-Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to the current "R-6" Residential Single-Family District.

Topography: The subject property has an elevation difference of 30 feet along West Military Drive according to the one stop geographical information system's map contour intervals lines. The property is not located in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "ED"

Current Land Uses: vacant land

Direction: South

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Home

Direction: East and West

Current Base Zoning: "R-6"

Current Land Uses: Single-Family Home

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: West Military Drive

Existing Character: Secondary Arterial Type A 86'; 2 lane in each direction with median and sidewalks.

Proposed Changes: None known.

Public Transit: Via Bus Route 64 operates along West Military Drive with a bus stop adjacent to the property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required.

Parking Information: Off-street vehicle parking requirements are typically determined by building size and use, see the San Antonio Unified Land Development Code Section 35-526 for parking requirements for this project.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning request will result in the subject property retaining the residential zoning; the subject property would remain vacant and the area would not have amenities such as a bank, daycare facility, and other retail service businesses.

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 West/Southwest Sector Plan and is currently designated as Suburban Tier in the future land use component of the 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 requested “C-2” zoning district is appropriate for the subject property. The requested for “C-2” will not have any negative effects on future development, but rather provide additional services to any existing and potential development. The site location is on a Secondary Arterial Type A 86 Thoroughfare. The site proximity to Sea World and the proximity to residential neighborhoods with the supporting thoroughfare would support and ensure the development of new business locations within the West/Southwest Sector Land Use Plan.

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 is consistent with the policies of The West/Southwest Land Use Plan’s Goal ED-3, Strategy ED-3.1, “Ensure the development of new business locations and employment centers”, and Goal LU-1, strategy LU-1.4, “Allow for greater densities in neighborhoods adjacent or proximate to existing planned activity centers and pedestrian oriented commercial nodes”.

6. Size of Tract:

The subject property is 5.2140 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

In accordance with Section 35-510 of the Unified Development Code (UDC), the applicant will provide a

landscape separation between residential uses to screen from view the applicants retail uses. The properties to the south and east of the subject property have existing single-family residential structures.