



City of San Antonio

Legislation Details (With Text)

File #: 15-2492
Type: Zoning Case
In control: Zoning Commission
On agenda: 4/21/2015
Title: ZONING CASE # Z2015158 S (Council District 10): A request for a change in zoning from "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities on Lot 17, Block 1, NCB 15864.13250 Nacogdoches Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015158_Location Map, 2. Z2015158 S_Site Plan

Date	Ver.	Action By	Action	Result
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ENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:
Zoning Case Z2015158 S

SUMMARY:
Current Zoning: "C-3R AHOD" General Commercial Restrictive Sales Alcoholic Airport Hazard Overlay District"

Requested Zoning: "C-2 AHOD S" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Party House, Reception Hall, and Meeting Facilities

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 21, 2015

Case Manager: Logan Sparrow, Planner

Property Owner: Kradiya Properties, LLC (Kabir Kradiya, Director)

Applicant: Kradiya Properties, LLC (Kabir Kradiya, Director)

Representative: Kaufman & Killen (Ashley Farrimond)

Location: 13250 Nacogdoches Road

Legal Description: Lot 17, Block 1, NCB 15864

Total Acreage: 1.346

Notices Mailed

Owners of Property within 200 feet: 28

Registered Neighborhood Associations within 200 feet: Windsor Square Neighborhood Association and Valencia Neighborhood Association

Planning Team: San Antonio International Airport Vicinity

Applicable Agencies: Northeast Independent School District

Property Details

Property History: The subject property was zoned to “B-3 R” Restrictive Business District on November 5, 1986. After the adoption of the 2001 Unified Development Code, the property converted to its current “C-3 R” Restrictive General Commercial base zoning district.

Topography: None.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “C-3 R” Restrictive General Commercial District

Current Land Uses: Auto Sales

Direction: South

Current Base Zoning: “C-2” Commercial District

Current Land Uses: Furniture Sales

Direction: East

Current Base Zoning: “RM-4” Residential-Mixed

Current Land Uses: Single-Family Homes

Direction: West

Current Base Zoning: “C-3” General Commercial District

Current Land Uses: Retail 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: Nacogdoches Road

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

Proposed Changes: None known

Thoroughfare: La Posita Street

Existing Character: Local, one lane in each direction with sidewalks

Proposed Changes: None known

Public Transit: VIA Bus route 642 operates along Nacogdoches Road directly in front of 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: The use of a Party House, Reception Hall, and Meeting Facilities requires a minimum of one parking space per two seats and a maximum of one parking space per 1.5 seats.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested rezoning would result in the subject property retaining its current “C-3 R” Restrictive General Commercial base zoning district.

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 subject property is located within the North Sector Future Land Use Plan and is currently designated as Suburban Tier in the land use component of the plan. The requested district of “C-2” Commercial District 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-3R” Restrictive General Commercial base zoning district is not appropriate for the surrounding area as it is not 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 1.346 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.