



City of San Antonio

Legislation Details (With Text)

File #: 15-2529

Type: Zoning Case

In control: Zoning Commission

On agenda: 4/21/2015

Title: ZONING CASE # Z2015155 S (Council District 1): A request for a change in zoning from "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Wholesale Plumbing Fixtures and Supplies with Outside Storage of Plumbing Pipe, Fitting and Related Products and "C-2NA" Commercial Nonalcoholic Sales District with Conditional Use for Wholesale Plumbing Fixtures and Supplies with Outside Storage of Plumbing Pipe, Fittings and Related Products to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Party House, Reception Hall, and Meeting Facilities and "C-2 S" Commercial District with Specific Use Authorization for Party House, Reception Hall, and Meeting Facilities on Lot 14, NCB 14063. 2639 Mossrock. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-155_Location Map, 2. Z2015155 S_Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2015155 S

SUMMARY:

Current Zoning: "C-2NA CD AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District with a Conditional Use for Wholesale Plumbing Fixtures and Supplies with Outside Storage of Plumbing Pipe, Fittings and Related Products and "C-2NA" Commercial Nonalcoholic Sales District with Conditional Use for existing Wholesale Plumbing Fixtures and Supplies with Outside Storage of Plumbing Pipe, Fittings and Related Products.

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: April 21, 2015

Case Manager: Ernest Brown, Planner

Property Owner: D H S K Enterprises, Inc. (Rahim Kradiya, Director)

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

Representative: Kaufman & Killen, Inc.

Location: 2639 Mossrock

Legal Description: Lot 14, NCB 14063

Total Acreage: 0.773

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Planning Team: North Sector Community Plan-40

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits in 1952 and was originally zoned "Temporary R-1" Temporary Single-Family Residence District then zoned "R-3" Multi-Family residence district. In 1969 the subject property was rezoned to "B-2" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-2" Commercial District. In 2002 the subject property was rezoned to C-2 NA C" Commercial, Nonalcoholic Sales District with a Conditional use for Wholesale Plumbing Fixtures and Supplies with Outside Storage of Plumbing Pipe, Fittings and Related Products. The subject property was platted in 1990 (volume 9521, page 200 of the Deed and Plat Records of Bexar County, Texas) and reconfigured in its current configuration. The property was developed in 1975 with an approximately 22,042 square feet retail, office and warehouse building structure.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3R", "C-3"

Current Land Uses: Retail Warehouse, Paint Company, Restaurant

Direction: East

Current Base Zoning: "C-3", "C-2"

Current Land Uses: Retail Center, Auto Accessories

Direction: South, West

Current Base Zoning: "C-2"

Current Land Uses: Retail Store, Kinder Care Learning 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: Mossrock

Existing Character: Collector; one lane each direction with sidewalks both sides

Proposed Changes: None known

Public Transit: The nearest VIA bus route to the subject property is route 96 that operates along Vance Jackson Road.

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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Party House, Reception Hall, and Meeting Rooms.

Minimum Parking Requirement: 1 per 3 persons;

Maximum Parking Requirement: NA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

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 Plan, and is currently designated as Suburban Tier in the future land use component of the plan. The proposed base zoning district is consistent with the North Sector Plan and the surrounding area zoning districts.

The subject property is surrounded by commercial zoning districts and uses in the immediate area. The proposed use can be accommodated with a Conditional Use and maintain the current base zoning district of "C-2". A Conditional Use rezoning will avoid the intensive commercial uses.

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:

The existing “C-2” base zoning district is 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 measures 0.7730 of an acre in size, which is sufficient to accommodate the development and required parking. The subject property is fully developed.

7. Other Factors:

None.