



City of San Antonio

Legislation Details (With Text)

File #: 15-2554
Type: Zoning Case
In control: Zoning Commission
On agenda: 4/21/2015
Title: ZONING CASE # Z2015156 (Council District 3): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 13 and 14, Block 338, NCB 9431. 111 West Hutchins Place. Staff recommend Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2015-156

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2015156

SUMMARY:
Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

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

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

Case Manager: Ernest Brown, Planner

Property Owner: Kareem Mohammad

Applicant: Quick Pay Enterprises, Inc. (Kabir Kradiya, Director)

Representative: Kaufman & Killen, Inc.

Location: 111 West Hutchins Place

Legal Description: Lot 13 and 14, Block 338, NCB 9431

Total Acreage: 0.3214

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: None

Planning Team: West/Southwest Sector Plan-35

Applicable Agencies: None

Property Details

Property History: The subject property was annexed in 1947 and originally zoned “B”, Residence District. In 1971 the subject property was rezoned to “B-3” Business District. In 1988 the subject property was rezoned to “B-3NA” Business Non-Alcoholic Sales District s converted to the current base zoning district “C-3NA” General Commercial District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “C-3NA AHOD” General Commercial Non-Alcoholic Sales Airport Hazard Overlay District. The property currently is developed with and 1200 square feet retail warehouse built in 1972. The subject property was platted in 1913 (volume 368, page 238 of the Deed and Plat Records of Bexar County, Texas).

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, East, South, West

Current Base Zoning: “R-6”, “C-3NA”

Current Land Uses: Single Family Residences, Office, Restaurant, Gas Station, Tire Shop Hair Salon Parking, Vacant, Single Family Residences, Duplex

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: Pleasanton Road

Existing Character: Secondary Arterial, Type A; two lanes each direction with center turn lane and sidewalks both sides

Proposed Changes: None known

Thoroughfare: West Hutchins Place

Existing Character: Secondary Arterial, Type B; one lane each direction with sidewalks both sides

Proposed Changes: None known

Thoroughfare: West Vestal Place

Existing Character: Local, Type A; 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 44, and 243 that operates along

Pleasanton 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 a Convenience Store with Gas Station.

Minimum Parking Requirement: 6 per 1000 square feet of Gross Floor Area (GFA);
Maximum Parking Requirement: 10 per 1000 square feet of Gross Floor Area (GFA).

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 West/Southwest Sector Plan, and is currently designated as General Urban Tier in the future land use component of the plan. The proposed zoning district is consistent with the West/Southwest Sector Plan and the surrounding area zoning districts and land use.

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 0.3214 of an acre in size, which is sufficient to accommodate the proposed development and required parking. The subject property is fully developed.

7. Other Factors:

None.