



City of San Antonio

Legislation Details (With Text)

File #: 15-4882

Type: Zoning Case

In control: Zoning Commission

On agenda: 9/15/2015

Title: ZONING CASE # Z2015278 (Council District 6): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 18, Block 2, NCB 15587, located at 7011 West Plaza. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Z2015-278 Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:
Zoning Case Z2015278

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 15, 2015

Case Manager: Kristin Flores, Planner

Property Owner: 7011 West Plaza LTD

Applicant: Charles Christian

Representative: Charles Christian

Location: 7011 West Plaza

Legal Description: Lot 18, Block 2, NCB 15587

Total Acreage: 0.311

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: Lackland Terrace Neighborhood Association and Cable-Westwood Neighborhood Association

Planning Team: West Southwest Planning Team-35

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed in 1972 and originally zoned “Temporary R-1” One Family Residence District. The current “R-6” Single Family Residential base zoning district resulted from the zoning district conversion that accompanied the adoption of the 2001 Unified Development Code established by Ordinance 93881, dated May 3, 2001. The subject property was platted in 1976 (volume 6600, page 73 of the Deed and Plat Records of Bexar County, Texas)

The subject property established a Non-Conforming Use of a Lounge in 1972, shortly after the annexation process. Since this time the property has consistently updated the Non-Conforming Use to continue the Lounge/Bar establishment. A Certificate of Occupancy has been held by the property since 1983 with the last record of a Certificate of Occupancy being issued in 2008.

Topography: The subject property is included in a mandatory detention area. However the subject property is not included in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Single-Family Homes

Direction: East

Current Base Zoning: C-3

Current Land Uses: Tire Shop and Auto Service Center

Direction: South

Current Base Zoning: C-3

Current Land Uses: McDonald’s Drive Thru and Restaurant

Direction: West

Current Base Zoning: C-2

Current Land Uses: Office Building

Overlay and Special District Information: The subject property, and all surrounding properties, carries the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Development Services Department, as well as the Federal Aviation Administration.

Transportation

Thoroughfare: West Plaza Drive

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

Proposed Changes: None

Thoroughfare: West Military Drive

Existing Character: Minor, Secondary Arterial A, two lanes in each direction, on turn lane

Proposed Changes: None

Public Transit: The nearest VIA transit lines 613 and 615 run along West Military Drive.

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 subject property designed for Second Hand Retail with no outdoor storage or outside display of merchandise must provide a minimum of 1 parking space per 300 square feet GFA or a maximum of 1 parking space per 200 square feet GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the zoning change request will result in the subject property retaining the current “R-6” Residential Single-Family 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 West Sector Land Use Plan and is currently designated as General Urban Tier in the land use component of the plan. The requested “C-2NA” base zoning 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 land 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 “R-6” base zoning is not appropriate for the surrounding area and is not consistent with the future land use plan.

4. Health, Safety and Welfare:

Staff has not found any 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 0.311 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

The subject property is subject to the City's Vacant Building Registration Program, as it is located within a half mile of an active military base. The Vacant Building Registration Program requires that a vacant building owner register with the Office of Historic Preservation annually and maintain their building to a higher standard of care. Program staff has the ability to grant extensions to the registration deadline when an owner actively markets their vacant property for sale, and the owners of 7011 West Plaza have requested and received an extension for that purpose. According to the owners, this rezoning is to further a sale of the property.