



City of San Antonio

Legislation Details (With Text)

File #: 16-3050
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/17/2016
Title: ZONING CASE # Z2016147 S (Council District 7): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bail Bond Office on 0.025 acres out of NCB 15053, located at 5714 NW Loop 410. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016147 S Location Map, 2. Z2016147 S Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:
Zoning Case Z2016147 S

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Bail Bond Office

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 17, 2016

Case Manager: Erica Greene, Planner

Property Owner: Gerardo Gonzalez and G&P Real Estate Consultants, LLC

Applicant: Luis J. Garcia Jr.

Representative: Luis J. Garcia Jr.

Location: 5714 North West Loop 410

Legal Description: Lot 8, Block 1, NCB 15053

Total Acreage: 1125 sqft.

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Thunderbird Hills Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1994 case, Ordinance 80958, zoned the subject property as "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3" General Commercial District.

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: Right-of-Way (ROW)

Current Land Uses: Highway

Direction: West

Current Base Zoning: C-3

Current Land Uses: Auto Dealership

Direction: South

Current Base Zoning: I-1

Current Land Uses: Retail Center

Direction: East

Current Base Zoning: I-1

Current Land Uses: Bank

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: North West Loop 410

Existing Character: Highway

Proposed Changes: None

Thoroughfare: South East Loop 410

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #88 and located within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Professional Office: Parking lot requires a minimum of 1 per 300 sf GFA and a maximum of 1 per 140sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-3 AHOD" General Commercial Airport Hazard Overlay 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 property is located within the West Sector Community Plan, and is currently designated as General Urban Tier in the future land use component of the plan. The requested "C-2 Commercial base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "C-3" base zoning district is appropriate for the subject property's location. The requested zoning district of "C-2" is also appropriate for the subject property's location.

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 rezoning request does not appear to conflict with land use goals and strategies of the of the West Sector Plan that focuses on existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities.

6. Size of Tract:

The subject property totals 1125 square feet in size, which should reasonably accommodate the uses permitted in "C-2" Commercial District.

7. Other Factors:

The applicant proposes a bail bond office on the subject property. The adjacent property is zoned “C-3” General Commercial District. The request to rezone the subject property is to request a “S” Specific Use Authorization for a Bail Bond Agency.

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 may, under the right set of circumstances and conditions be acceptable in certain specific locations.