



City of San Antonio

Legislation Details (With Text)

File #: 16-4789
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/20/2016
Title: ZONING CASE # Z2016233 CD (Council District 8): A request for a change in zoning from "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for a Human Services Campus on 2.839 acres out of NCB 17102, located at 4630 Hamilton Wolfe Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2016-233, 2. Z2016233 CD_SP

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Zoning Case Z2016233 CD

SUMMARY:
Current Zoning: "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-1 AHOD" Light Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 NA CD AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Conditional Use for a Human Services Campus

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 20, 2016

Case Manager: Ernest Brown, Planner

Property Owner: Unicorn Centers, Inc, Toby Summers, CEO

Applicant: Unicorn Centers, Inc, Toby Summers, CEO

Representative: Brown & Ortiz, P.C.

Location: 4630 Hamilton Wolfe Road

Legal Description: 2.839 acres out of NCB 17102

Total Acreage: 2.839

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: NA

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed in 1963 and zoned Temporary "A" Single Family District and then to "A" Single Family District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to "R-5" Residential Single-Family District. The subject property was developed in 1980 with approximately 28,749 square feet of Office and storage Warehouse structures. An approximately 2,802 square foot addition is proposed to be constructed. The subject property is not platted in its current configuration.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-33, C-2

Current Land Uses: Apartments, Vacant, Well Med Clinic

Direction: East, West

Current Base Zoning: R-5

Current Land Uses: CPS, High School

Direction: South

Current Base Zoning: C-1, C-2NA

Current Land Uses: Child Guidance 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: Hamilton Wolfe

Existing Character: Collector

Proposed Changes: None known

Thoroughfare: Tom Slick

Existing Character: Local, Type A

Proposed Changes: None known

Public Transit: There are no nearby VIA routes to 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: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Human Services Facility. The UDC provides no specific parking requirements under the Human Services land use.

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 property is located within the North Sector Land Use Plan and is currently designated as Regional Commercial in the future land use component of the plan. The base zoning district is consistent with the future land use designation.

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 “R-5” base zoning district is not suitable as presently zoned. The existing base zoning district is not consistent with surrounding zoning and uses.

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 2.839 acre in size and is fully developed with building structure and parking area.

7. Other Factors:

The conditional use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.