



City of San Antonio

Legislation Details (With Text)

File #: 17-2624
Type: Zoning Case
In control: Zoning Commission
On agenda: 4/18/2017
Title: ZONING CASE # Z2017118 (Council District 1): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District on 2 acres out of NCB 13266, located at 2803 Mossrock Drive. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2017118

SUMMARY:
Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District
Requested Zoning: "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 18, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Wilson McDaniel, LLC/Blaine Morrow

Applicant: Louis Rubiola

Representative: Louis Rubiola

Location: 2803 Mossrock Drive

Legal Description: 2 acres out of NCB 13266

Total Acreage: 2

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 25, 1952 (Ordinance #18115) and zoned "A" Single Family District and rezoned to "R-3" Residential District by the Ordinance 34804 dated September 15, 1966. In 1969, the zone changed from "R-3" to "O-1" Office District by the Ordinance 37775, dated August 7, 1969. In 1977, the Ordinance 48038 dated May 19, 1977 changed the zoning from "O-1" to "B-1" Business District. Upon adoption of the 2001 Unified Development Code, the previous base converted to the current "C-1" General Commercial zoning district.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5, C-2

Current Land Uses: Single-Family Residential, Vacant Lot, and Office Building

Direction: East

Current Base Zoning: C-2 and C-3

Current Land Uses: Parking Lot, Auto Parts, KinderCare Learning Center, Academy Sports Store

Direction: South

Current Base Zoning: C-3, C-3NA, and O-2

Current Land Uses: Computer Learning Center, Office Buildings

Direction: West

Current Base Zoning: R-5

Current Land Uses: Single-Family Residential

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 Drive

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Woodcliffe Street

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #86456 and is within walking distance of the subject property.

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: Professional Office requires a minimum of 1 per 300 sq. ft. Gross Floor Area and a maximum of 1 per 140 sq. ft. Gross Floor Area

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 land use component of the plan. The requested “O-1.5” 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 lands 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 current “C-1” base zoning district is appropriate for the surrounding area. There are commercial uses to the north and east of the 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 because it is consistent with the adopted land use plan.

6. Size of Tract:

The subject property measures 2 acres which should reasonably accommodate the uses permitted in “O-1.5” Mid-Rise Office Zone District.

7. Other Factors:

None.