



City of San Antonio

Legislation Details (With Text)

File #: 17-3208

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/16/2017

Title: (Continued from 05/04/17) ZONING CASE # Z2017135 (Council District 7): A request for a change in zoning from "C-1" Light Commercial District, "C-1 HE" Light Commercial Historic Exceptional District and "O-2" High Rise Office District to "C-2" Commercial District and "C-2 HE" Commercial Historic Exceptional District on 5.7237 acres out of NCB 18230 and 15664, located at 9599 Braun Road. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment 17044).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2017135

(Associated Plan Amendment 17044)

SUMMARY:

Current Zoning: "C-1" Light Commercial District, "C-1 HE" Light Commercial Historic Exceptional District and "O-2" High-Rise Office District

Requested Zoning: "C-2" Commercial District and "C-2 HE" Commercial Historic Exceptional District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 16, 2017. This case was continued from the May 2, 2017 Zoning Commission hearing.

Case Manager: Nyliah Acosta, Planner

Property Owner: #1 Leon Creek, Ltd

Applicant: Henry A. Daughtry

Representative: Brown & Ortiz, PC

Location: 9599 Braun Road

Legal Description: 5.7237 acres out of NCB 18230 and NCB 15664

Total Acreage: 5.7237

Notices Mailed

Owners of Property within 200 feet: 87

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Office of Historic Preservation

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1993 and was previously zoned “O-1” Office District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “O-2” High Rise Professional Office District. A 2002 case then rezoned a portion of the property “C-1” Light Commercial District. Furthermore, a 2002 case (Ordinance 97080) designated a portion of the property Historic Exceptional.

Topography: The subject property is located within the Mandatory Detention Area and Transition Zone.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-5

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: C-2, C-2S, R-6, and R-5

Current Land Uses: Child Daycare, TWC Hub, Church, and Single-Family Residences

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residences

Direction: East

Current Base Zoning: R-4

Current Land Uses: Single-Family Residences

Overlay and Special District Information: None

Transportation

Thoroughfare: Braun Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Alisa Brooke

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: There are no VIA routes within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development exceeds the threshold requirements.

Parking Information: Retail- Minimum vehicle spaces: 1 per 300 sf GFA. Maximum vehicle spaces: 1 Per 200 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 Northwest Community Plan, and is currently designated as “Low Density Residential” and “Parks and Open Space” in the future land use component of the plan. The requested “C-2” Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the land use classification from “Low Density Residential” and “Parks and Open Space” to “Community Commercial”. Staff recommends approval. Planning Commission continued the case until May 10, 2017.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The applicant proposes to develop the property for commercial/retail uses, and community facilities for a nonprofit organization. The proposed “C-2” will act as a transition between the commercial and residential uses. In addition there is a required Type B, 15 foot buffer along the rear of the property (applicant proposes a 30 foot buffer).

3. Suitability as Presently Zoned:

The current “C-1” base zoning district is appropriate for the subject property’s location; however, “O-2” is not. The size of the property is also better suited for “C-2” without building size restrictions of “C-1” or “NC”.

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 any public policy objective.

6. Size of Tract:

The subject property totals 5.7237 acres in size, which will reasonably accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

Braun Road is expected to be widened into a 5 lane road which make the properties more suitable for community commercial land uses and “C-2” Commercial District zoning.