



City of San Antonio

Legislation Details (With Text)

File #: 17-4505
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/15/2017
Title: ZONING CASE # Z2017207 (Council District 2): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 2.721 acres out of NCB 16890 and Lot 3, Block 3, NCB 16890, located at 6903 East Sunbelt and 6944 South Sunbelt Drive. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Z2017-207

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2017207

SUMMARY:
Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: August 15, 2017

Case Manager: Erica Greene, Planner

Property Owner: George Gervin Youth Center

Applicant: Nathan Hawkins

Representative: Nathan Hawkins

Location: 6903 East Sunbelt and 6944 South Sunbelt Drive

Legal Description: 2.721 acres out of NCB 16890 and Lot 3, Block 3, NCB 16890

Total Acreage: 4.195

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: Wilshire Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952 and was previously zoned "I-1" Light Industry District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "I-1" General Industrial 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: C-2, I-1,

Current Land Uses: Offices, Office Buildings, Olympia Gymnastics

Direction: West

Current Base Zoning: I-1, C-3R

Current Land Uses: Used Auto Sales, Vacant Lot

Direction: South

Current Base Zoning: C-3R

Current Land Uses: Liberal Arts Building, Fitness Center, Youth Center

Direction: East

Current Base Zoning: C-3R, R-6 CD

Current Land Uses: Office Building, Retirement Apartments

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: South Sunbelt Drive

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: East Sunbelt Drive

Existing Character: Local Street

Proposed Changes: None

Public Transit: VIA bus route #8 is within walking distance of the subject property.

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

Parking Information: School: School (pre-kindergarten through 12th grade) requires a minimum of 1 per classroom and a maximum of 2 per classroom.

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Northeast Regional Center and within a half mile of a Premium Transit Corridor.

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 San Antonio International Airport Vicinity Land Use Plan, and is currently designated as “Public /Institutional” in the future land use component of the plan. The requested “C-2” Commercial base zoning district and proposed use of a school 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. The requested zoning change for a school, blends in with the surrounding commercially zoned properties of the area that including other offices and businesses.

3. Suitability as Presently Zoned:

The current “I-1” base zoning district is not appropriate for the subject property’s location. The requested commercial zoning for a school is more appropriate for the area. The subject property is surrounded by commercial development that can support the proposed zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses include several commercial properties. The requested zoning change to allow zoning for a school will fit in with the surrounding land uses.

5. Public Policy:

The rezoning request does not appear to conflict with land use goals and strategies of the San Antonio International Airport Vicinity Land Use Plan that encourages compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes.

The subject property is located within the Austin Highway Corridor of the SA Corridors plan and is also within the San Antonio International Airport Vicinity Land Use Plan, adopted in 2010.

Approval of this zoning case would be generally consistent with the guiding principles of the Comprehensive Plan.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 4: Sustainable infill and mixed-use developments provide walkable and bikeable destinations for all residents.

GCF Goal 5: Growth and city form support improved livability in existing and future neighborhoods.

GCF Goal 8: Students throughout San Antonio have enhanced education access and perform at a high level. (See PFCS Goal 4)

GCF P33: Support and invest in existing schools and their neighborhoods.

This zoning change is requested to allow the use of the site for the expansion of the adjacent school. The current "I-1" zoning does not allow K-12 educational uses. The zoning request for "C-2" would allow K-12 educational uses and would be consistent with the described future land use. The rezoning of these parcels would promote compatible infill construction and would continue to provide an amenity to the existing neighborhood.

6. Size of Tract:

The subject property totals 4.195 acres in size, which should reasonably accommodate the uses permitted in "C-2" Commercial District.

7. Other Factors:

The applicant is expanding their education services and proposes a Kindergarten through 12th grade school on the subject property. The request to rezone the subject property will make the land uses more compatible with one another as there are several commercial buildings that offer educational services to the community.