



City of San Antonio

Legislation Details (With Text)

File #: 17-4846
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/5/2017
Title: ZONING CASE # Z2017218 (Council District 4): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.850 acres out of NCB 11186, located at 8615 South Zarzamora Street. 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: 4

SUBJECT:
Zoning Case Z2017218

SUMMARY:
Current Zoning: "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 5, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Barrett Construction Company, LP

Applicant: Barrett Construction Company, LP

Representative: Brown and Ortiz, P.C.

Location: 8615 South Zarzamora Street

Legal Description: 1.850 acres out of NCB 11186

Total Acreage: 1.850 acres

Notices Mailed

Owners of Property within 200 feet: 40

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed on September 25, 1952 (Ordinance 18115) and zoned “B” Residence District. The property was then zoned to “B-1” and “B-2” Business District on December 9, 1999 (Ordinance 90954). Upon adoption of the Unified Development Code on May 3, 2001 (Ordinance 93881), the subject property converted to the current “C-1” Light Commercial District and “C-2” Commercial District.

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: I-1

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: R-4

Current Land Uses: Residential

Direction: South

Current Base Zoning: R-4

Current Land Uses: Single Family

Direction: East

Current Base Zoning: R-4

Current Land Uses: Residential

Overlay and Special District Information: The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

Transportation

Thoroughfare: South Zarzamora Street

Existing Character: Secondary Arterial Type A

Proposed Changes: None

Thoroughfare: West Ansley Boulevard

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route #246 and #520 are within walking distance of the subject property.

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

Parking Information: Parking requirements are determined by use. Commercial uses generally requires a minimum of 1 parking space per 300 square feet and a maximum of 1 parking space per 200 square feet.

ISSUE:

None

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The current “C-1” Light Commercial district accommodates neighborhood commercial uses which depend on a greater volume of vehicular traffic than a “NC” Neighborhood Commercial District. Light Commercial uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses are as follows: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail - no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. No outdoor storage or display of goods shall be permitted except for outdoor dining. The current “C-2” Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses are as follows: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods is permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within proximity to a Regional Center or 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 West/Southwest Sector Plan and is currently designated as “General Urban Tier.” The request for “C-2” base zoning district is consistent with the adopted future land use plan.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change because the request is consistent with the commercial uses that front entrances to residential subdivisions and is located at the intersection that includes an arterial street.

3. Suitability as Presently Zoned:

The current “C-1” and “C-2” base zoning district is 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/Southwest Sector Plan to provide accessible pedestrian routes to and from daily destinations, such as neighborhood parks, local convenience stores, and neighborhood schools/libraries.

6. Size of Tract:

The subject property totals 1.85 acres in size, which should reasonably accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

None