



City of San Antonio

Legislation Details (With Text)

File #: 17-6202
Type: Zoning Case
In control: Zoning Commission
On agenda: 11/21/2017
Title: ZONING CASE # Z2017306 (Council District 10): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 44, Block 1, NCB 14149, located at 4154 Swan's Landing. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 17095)
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: 10

SUBJECT:

Zoning Case Z2017306
(Associated Plan Amendment 17095)

SUMMARY:

Current Zoning: "O-2 AHOD" High-Rise Office Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 21, 2017

Case Manager: Nylicah Acosta, Planner

Property Owner: BPC Real Estate of Texas, LLC

Applicant: David Garza

Representative: David Garza

Location: 4154 Swan's Landing

Legal Description: Lot 44, Block 1, NCB 14149

Total Acreage: 0.3916

Notices Mailed

Owners of Property within 200 feet: 16

Registered Neighborhood Associations within 200 feet: Greater Marymont Area

Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1964 and was zoned "R-6" Townhouse Residential District. Ordinance 54480 rezoned the property to "O-1" Office District. Upon the adoption of the 2001 Unified Development Code the previous "O-1" converted to the current "O-2" High Rise Office 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, C-3

Current Land Uses: Retail Center

Direction: East

Current Base Zoning: C-2, C-3

Current Land Uses: Apartments, Jiffy Lube, Veterinary Clinic

Direction: South

Current Base Zoning: R-5

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: R-5, O-2

Current Land Uses: Single-Family Residences, Vacant Lots

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: Swans Landing

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Perrin Bietel Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA route 14 is within walking distance from 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: Day Care Center Minimum: 1 per 375 sf GFA. Maximum
Vehicle Spaces: 1.5 per 375 sf GFA

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. A denial of the request will result in the subject property retaining the current base zoning district. "O-2" High Rise Office districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as "permitted" in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned "NC", "C-1" or "O-1" is to be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is not located within a Regional Center or Premium Transit Corridor.

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 San Antonio International Airport Vicinity Plan, and is currently designated as "Low Density Residential" 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 future land use from "Low Density Residential" to "Community Commercial". Staff and Planning Commission recommend Approval.

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 property owner proposes to use the property for an adult daycare facility. The subject property is within close proximity to a secondary arterial and the intersection of Perrin Beitel and Loop 410. The change to "C-2" would not drastically alter the character of the neighborhood due to the surrounding commercial uses. Furthermore, the use is not an intense encroachment onto surrounding residential uses.

3. Suitability as Presently Zoned:

The current "O-2" base zoning district is not appropriate for the subject property's location, in relation to

residential 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 rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.3916 acres in size, which reasonably accommodates the uses permitted in "C-2" Commercial District.

7. Other Factors:

None.