



City of San Antonio

Legislation Details (With Text)

File #: 18-3936
Type: Zoning Case
In control: Zoning Commission
On agenda: 6/19/2018
Title: ZONING CASE # Z2018209 CD (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for an Office Warehouse on the South 130-feet of Lot 10, Block 3, NCB 7239, located at 1238 Basse Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2018209 CD

SUMMARY:
Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-1 CD AHOD" Light Commercial Airport Hazard Overlay District with Conditional Use for an Office Warehouse

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: June 19, 2018

Case Manager: Kayla Leal, Planner

Property Owner: MSJYAD, LLC

Applicant: Seda Consulting Engineers, Inc

Representative: Dr. Salah E. Diab, P.E.

Location: 1238 Basse Road

Legal Description: the south 130 feet of Lot 10, Block 3, NCB 7239

Total Acreage: 0.1492

Notices Mailed

Owners of Property within 200 feet: 30

Registered Neighborhood Associations within 200 feet: Northmoor Neighborhood Association, Shearer Hills-Ridgeview Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed and zoned "B" Residence District by Ordinance 1941, dated May 31, 1941. The property converted from "B" to the current "R-4" Residential Single-Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Standard Stamp Company

Direction: East

Current Base Zoning: "C-3"

Current Land Uses: Princess Professional

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residence

Direction: West

Current Base Zoning: "C-2"

Current Land Uses: Gas Station

Overlay and Special District Information:

"AHOD"

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: Basse Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Beacon Avenue

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus route 505 is within walking distance of the 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:

The minimum parking required for an Office Warehouse is 1 parking space per 2,000 square feet of the gross floor area.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designations of “R-4” Residential Single-Family District which permits single-family dwellings (detached) with a minimum lot size of 4,000 square feet and a minimum lot width of 35 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center and it is located within a ½ of a mile of the San Pedro 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 subject property is located within the North Central Neighborhood Plan, and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “C-1” is consistent with the land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The properties along Basse Road are predominately commercial businesses.

3. Suitability as Presently Zoned:

The current “R-4” zoning is not an appropriate base zoning for the property and the surrounding area. The properties along Basse Road are predominately carry commercial base zoning.

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 proposed rezoning to “C-1 CD” with Conditional Use for an Office Warehouse is supported by the North Central Neighborhood Plan’s goals and objectives. The subject property is situated along Basse Road, a commercial corridor and is currently zoned “R-4” Residential Single-Family District which is not an appropriate base zoning district. The proposed rezoning is consistent with the current development of Basse Road and is also consistent with the future land use of the North Central Neighborhood Plan of “Neighborhood Commercial”.

Relevant Goals and Objectives of the North Central Neighborhood Plan:

- GOAL 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.
- GOAL 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.

6. Size of Tract:

The subject property is 0.149 of an acre which could accommodate the proposed expansion of the existing business to the east of the subject property.

7. Other Factors:

The purpose of the Conditional Use is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may under the right set of circumstances and conditions be acceptable in certain specific locations.