



City of San Antonio

Legislation Details (With Text)

File #: 18-4247

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/17/2018

Title: ZONING CASE # Z2018251 (Council District 5): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 1.915 acres out of NCB 7921, located at 1422 Division Avenue and 1444 Division Avenue. 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: 5

SUBJECT:
Zoning Case Z2018251

SUMMARY:
Current Zoning: "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: July 17, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: El Centro Del Barrio

Applicant: El Centro Del Barrio

Representative: Kaufman & Killen, Inc.

Location: 1422 Division Avenue and 1444 Division Avenue

Legal Description: 1.915 acres out of NCB 7921

Total Acreage: 0.958

Notices Mailed

Owners of Property within 200 feet: 38

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Lackland Air Force Base, Planning Department, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio and zoned "F" Local Retail District and "B" Residence District by Ordinance 1391, dated September 23, 1944. The portion of Lot 3 was rezoned from "B" to "R-7" Small-Lot Residence District, the south portion of Lot 4 was rezoned from "F" to "B-1" Business District and the north portion of Lot 4 was rezoned from "F" to "B-3" Business District by Ordinance 76368, dated August 27, 1992. The property converted from "R-7", "B-1" and "B-3" to "R-4" Residential Single-Family District, "C-1" Light Commercial District and "C-3" General Commercial 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-3R"

Current Land Uses: Retail Center

Direction: East

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: "R-4"

Current Land Uses: Single-Family Residences

Direction: West

Current Base Zoning: "C-3R"

Current Land Uses: Motor Vehicle Sales

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: Division Avenue

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Nogalitos Street

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA bus routes 51 and 251 are within walking distance of 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:

The minimum parking required for a Medical Clinic is 1 parking space per 400 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 “C-3” General Commercial District, “C-1” Light Commercial District and “R-4” Residential Single Family District.

The “R-4” Residential Single-Family District 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 homes, public and private schools.

The “C-1” Light Commercial District permits neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. C-1 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: 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 “C-3” General Commercial District permits more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not located within a Regional Center. The property is within ½ of a mile of the Zarzamora

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 Nogalitos/South Zarzamora Community Plan and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “C-2” base zoning district 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.

3. Suitability as Presently Zoned:

The current “C-3”, “C-1” and “R-4” base zoning districts are generally appropriate for the current use and the surrounding area. The requested “C-2” base zoning is also an appropriate base zoning for the property.

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 request is consistent with the Nogalitos/South Zarzamora Community Plan which calls for a mix of commercial and residential. Surrounding zoning includes a mixture of commercial and residential uses, which makes the zoning change appropriate.

Relevant Goals and Policies of the Comprehensive Plan may include:

- GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.
- GCF Goal 2: Priority growth areas attract jobs and residents.
- GCF P5: Invest in needed amenities and infrastructure that will facilitate higher-density development in the city’s priority growth areas.
- GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

Approval of this zoning case would be consistent with the goals, objectives, and future land use of the Nogalitos/South Zarzamora Community Plan and is consistent with guiding principles of the Comprehensive Plan. Approval of this zoning request is generally consistent with the goals and policies of the SA Tomorrow Comprehensive Plan. Staff recommends Approval.

6. Size of Tract:

The subject property is 1.915 acres, which could accommodate the requested Medical Clinic.

7. Other Factors:

The proposed rezoning is requested in order to locate a new CentroMed clinic on the subject property.