



City of San Antonio

Legislation Details (With Text)

File #: 18-4299

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/17/2018

Title: ZONING CASE # Z2018238 (Council District 1): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District on Lot 56, Block 2, NCB 8417, located at 168 Sherwood Drive. 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: 1

SUBJECT:

Zoning Case Z2018238

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District, "C-1 AHOD" Light Commercial Airport Hazard Overlay District and "C-2NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 17, 2018

Case Manager: Angela Cardona, Planner

Property Owner: Bexar Landscaping, Inc.

Applicant: Brown and Ortiz, PC

Representative: Gina Jimenez

Location: 168 Sherwood Drive

Legal Description: Lot 56, Block 2, NCB 8417

Total Acreage: 1.13

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: Los Angeles Heights

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The subject property was annexed on November 30, 1944 and was zoned “R-3” Multiple Family District. The property was then split-zoned to “B-2 NA” Non-Alcoholic Sales District, “B-1” Business District and “R-1” Single Family District on June 8, 1995 (Ordinance 82336). The property then converted to the current “C-2 NA” Commercial Nonalcoholic Sales District, “C-1” Light Commercial District and “R-6” Residential Single-Family District upon adoption of the Unified Development Code on May 3, 2001 (Ordinance 93881).

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: “C-2”

Current Land Uses: Office Building

Direction: South

Current Base Zoning: “R-5”

Current Land Uses: Single-family Residential

Direction: East

Current Base Zoning: “C-3”

Current Land Uses: Office Building

Direction: West

Current Base Zoning: “R-5”

Current Land Uses: Single- family 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: Englewood Drive

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Interstate 10 West

Existing Character: Interstate Highway

Proposed Changes: None Known

Public Transit: The nearest VIA bus routes are the #96 and #296 and are within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Parking requirements are determined by use. Commercial uses require a minimum vehicle space of 1.5 per 300 GFA and a maximum of 1 per 200 GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The current “C-1” districts accommodate 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. “R-6” uses allow Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools. “C-2 NA” districts are identical to “C-2” districts except that the sale of alcoholic beverages is prohibited.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property does not fall within a Regional Center and does not fall within proximity to 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 subject property is located within the Greater Dellview Community Plan and is currently designated as “Community Commercial”. The requested “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 the neighboring land in relation to the zoning change request. The request is consistent with the commercial land use pattern along properties facing the access road to Interstate 10 West.

3. Suitability as Presently Zoned:

The subject property is currently split-zoned “C-1”, “C-2 NA” and “R-6”, which is inappropriate. The request for “C-2 NA” will bring the entire subject property into compliance with the existing commercial base zoning district.

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 Near Northwest Community Plan as the future land use is designated “Community Commercial”.

6. Size of Tract:

The subject property totals 1.13 acres in size, which should reasonably accommodate the uses permitted in “C-2” base zoning district.

7. Other Factors:

The applicant is seeking a zoning change to allow for a non-commercial parking lot adjacent to their established business offices to park work vehicles.