



City of San Antonio

Legislation Details (With Text)

File #: 18-5246
Type: Zoning Case
In control: Zoning Commission
On agenda: 9/18/2018
Title: ZONING CASE # Z2018301 (Council District 8): A request for a change in zoning from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 1, Block 1, NCB 19140 and 0.0904 acres out of NCB 19140, located at 8310 Ewing Halsell Drive. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Zoning Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:
Zoning Case Z2018301

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 18, 2018

Case Manager: Kayla Leal, Planner

Property Owner: San Antonio Medical Foundation

Applicant: The Ecumenical Center for Religion and Health

Representative: Brown & Ortiz, P.C.

Location: 8310 Ewing Halsell Drive

Legal Description: Lot 1, Block 1, NCB 19140 and 0.0904 acres out of NCB 19140

Total Acreage: 2.0504

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio on November 21, 1963 and zoned "Temporary A" Temporary Single Family Residence District, established by Ordinance 31907. The zoning changed to "B-1" Business District, established by Ordinance 80353, dated June 23, 1994. The current "C-1" Light Commercial District converted from the previous "B-1" base zoning district upon adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001.

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: R-5

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: C-1, C-2

Current Land Uses: Montessori School, Vacant Office, Senior Citizen Care Center

Direction: South

Current Base Zoning: O-2 S

Current Land Uses: Retail/Medical Plaza

Direction: West

Current Base Zoning: C-3NA

Current Land Uses: Vacant Lot

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: Ewing Halsell Drive

Existing Character: Collector

Proposed Changes: None known

Thoroughfare: Wurzbach Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: There are bus stops within walking distance on Wurzbach Road and Ewing Halsell Drive along Bus Routes 603 and 534.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required.

Parking Information: A Medical Office requires a minimum of one (1) parking space per 400 square-feet of the Gross Floor Area (GFA) and permits up to one (1) parking space per 100 square-feet of the GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “C-1” Light Commercial District accommodates 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Medical Center Regional Center and is located within a half-mile of both the Fredericksburg and Zarzamora Premium Transit Corridors.

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 Sector Land Use Plan and is currently designated as “Regional Center” in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The applicant is requesting the “C-2” zoning in order to expand the existing medical office building.

3. Suitability as Presently Zoned:

The existing “C-1” base zoning district is appropriate for the surrounding area. A commercial use and zoning is appropriate for this corner location at the intersection of Ewing Halsell Drive and Wurzbach Road.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The subject property is located within the Medical Center Area Regional Center as identified in the SA Tomorrow Comprehensive Plan, as well as the North Sector Plan. The site is classified as a Regional Center future land use and is located at 8310 Ewing Halsell Drive, located at the intersection of Wurzbach and Ewing Halsell Drive. The area to the north of the site is vacant. The area to the south is the Methodist Specialty and Transplant Hospital. The request is to expand the existing services at the Ecumenical Center, the property use is generally consistent with the surrounding property uses in the Medical Center Area.

Relevant Goals and Policies of the SA Tomorrow 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 6: Growth and city form support community health and wellness.

CHW Goal 6: All San Antonio residents enjoy a high level of safety, physical and mental health and well-being. The proposed zoning change is consistent with several goals and policies of the SA Tomorrow Comprehensive Plan.

6. Size of Tract:

The 2.0504 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.