



City of San Antonio

Legislation Details (With Text)

File #: 21-1585
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/16/2021
Title: ZONING CASE Z-2021-10700001 (Council District 10): A request for a change in zoning from "O-2 AHOD" High-Rise Office Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on the East 130.83 Feet of Lot 12, Block 2, NCB 10104, located at 1206 Nacogdoches Road. Staff recommends Approval. (Justin Malone, Planner (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. 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 Z-2021-10700001

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: February 16, 2021

Case Manager: Justin Malone, Planner

Property Owner: Prize Permanent Holdings LLC

Applicant: Prize Permanent Holdings LLC

Representative: Patrick Christensen

Location: 1206 Nacogdoches Road

Legal Description: East 130.83 Feet of Lot 12, Block 2, NCB 10104

Total Acreage: 0.344

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Oak Park Northwood

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 29, 1945 established by Ordinance 2941 and was originally zoned "D" Apartment District. The subject property was rezoned from "D" Apartment District to "O-1" Office District by Ordinance 36,663 dated July 18, 1968. With the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001 the property converted from "O-1" Office District to "O-2" High Rise Office District.

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: "O-2"

Current Land Uses: Law Office

Direction: East

Current Base Zoning: "NP-8"

Current Land Uses: Single Family Residential

Direction: West

Current Base Zoning: "C-3", "MF-50"

Current Land Uses: Grocery Store, Retail, Multifamily Residential

Direction: South

Current Base Zoning: "C-3NA"

Current Land Uses: Animal Hospital

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: Nacogdoches Rd

Existing Character: Arterial

Proposed Changes: None

Thoroughfare: Broadway Street

Existing Character: Arterial

Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property

Routes Served: 9, 10, 209, 505

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

Parking Information: The parking minimum for pet grooming is 1 per 300 sf GFA

ISSUE:

None.

ALTERNATIVES:

Current: The present zoning district designation of “O-2” High Rise Office District are designed to provide for the establishment of low to mid-rise office buildings with no height restrictions. Outdoor display or sale of merchandise is prohibited.

Proposed: The proposed zoning district designation of “C-1” Light Commercial District are designed to accommodate neighborhood commercial uses which depend on a greater volume of traffic than a Neighborhood Commercial 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 include: retail furniture sales, grocery store, retail office equipment and supply, and

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not part of a Regional Center and is not within 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 Northeast Inner Loop Neighborhood Plan and is currently designated as “Neighborhood Commercial” in the future land use component of the plan. The requested “C-1” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed “C-1” Light Commercial District is an appropriate transition between the existing “C-3NA” General Commercial Non-alcoholic Sales District and “NP-8” Neighborhood Preservation Residential District.

3. Suitability as Presently Zoned:

The current “O-2” High-Rise Office zoning is not appropriate for the property and surrounding area. The proposed “C-1” Light Commercial is a downzoning that acts as a transition to the existing commercial and residential. It is also suitable near a moderately busy corridor like Broadway and Nacogdoches and provides an additional commercial option in the area.

4. Health, Safety and Welfare:

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

5. Public Policy:

The proposed rezoning does not appear to conflict with the goals, principles, and objectives of the Northeast Inner Loop Neighborhood Plan:

Objective 2.3: Business Development

- Attract new neighborhood-friendly businesses and infill development that will meet the resident’s daily needs and bring new vitality to the neighborhood’s commercial centers

6. Size of Tract:

The subject property is 0.344 acres, which could reasonably accommodate light commercial uses.

7. Other Factors:

The applicant is seeking a rezoning for a pet grooming service. “O-2” does not permit other uses unless it is accessory to an office use.

The “C-1” Light Commercial zoning district allows a maximum building size of 5,000 square feet for a single-building or an aggregate of 15,000 square feet for multiple buildings.