



City of San Antonio

Agenda Memorandum

File Number:16-4605

Agenda Item Number: Z-5.

Agenda Date: 9/15/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2016203

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 16, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Larry W. Kennedy and Guadalupe N. Kennedy

Applicant: Larry W. Kennedy

Representative: Larry W. Kennedy

Location: 2514 East Southcross Boulevard

Legal Description: The East 55 feet of Lot 2, Block B, NCB 11026

Total Acreage: 0.2424

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: Highland Hills Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on July 27, 1950 and It was originally zoned "B" Residence District. On July 24, 1997 Ordinance 86318 rezoned the property from "B" Residence District to "B-1" Business District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to "C-1" Light Commercial District.

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

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: C-2, C-3R, R-4

Current Land Uses: Auto Parts Retail, Office Insurance Business Vacant lot and Residential.

Direction: East, South

Current Base Zoning: C-2, C-1, R-4

Current Land Uses: Vacant lots, Residential.

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: Southcorss

Existing Character: Secondary Type A '86

Proposed Changes: None known

Public Transit: VIA bus route 515 at Southcross Boulevard and Hillje Street.

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: Office / School - Trade: Minimum vehicle parking spaces 1 per 200 sf. GFA.
Maximum vehicle parking spaces 1 per 150 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend 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 Highlands Community Plan and is currently designated as Community Commercial in the future land use component of the plan. The requested “C-2 NA” base zoning district is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The requested “C-2 NA” district is appropriate for the subject property. The request for “C-2 NA” will not have any negative effects on future development, but rather provide additional businesses to the area. The site location is on a Major Thoroughfare. Finally the property is surrounded by similar commercial uses.

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 does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 0.2424 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.