



# City of San Antonio

## Agenda Memorandum

**File Number:**17-2624

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**Agenda Item Number:** 21.

**Agenda Date:** 4/18/2017

**In Control:** Zoning Commission

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**DEPARTMENT:** Development Services

**DEPARTMENT HEAD:** Michael Shannon

**COUNCIL DISTRICTS IMPACTED:** 1

**SUBJECT:**

Zoning Case Z2017118

**SUMMARY:**

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

**Requested Zoning:** "O-1.5 AHOD" Mid-Rise Office Airport Hazard Overlay District

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** April 18, 2017

**Case Manager:** Kayla Leal, Planner

**Property Owner:** Wilson McDaniel, LLC/Blaine Morrow

**Applicant:** Louis Rubiola

**Representative:** Louis Rubiola

**Location:** 2803 Mossrock Drive

**Legal Description:** 2 acres out of NCB 13266

**Total Acreage:** 2

**Notices Mailed**

**Owners of Property within 200 feet:** 22

**Registered Neighborhood Associations within 200 feet:** None

**Applicable Agencies:** None

## **Property Details**

**Property History:** The subject property was annexed into the City of San Antonio on September 25, 1952 (Ordinance #18115) and zoned "A" Single Family District and rezoned to "R-3" Residential District by the Ordinance 34804 dated September 15, 1966. In 1969, the zone changed from "R-3" to "O-1" Office District by the Ordinance 37775, dated August 7, 1969. In 1977, the Ordinance 48038 dated May 19, 1977 changed the zoning from "O-1" to "B-1" Business District. Upon adoption of the 2001 Unified Development Code, the previous base converted to the current "C-1" General Commercial zoning district.

## **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-5, C-2

**Current Land Uses:** Single-Family Residential, Vacant Lot, and Office Building

**Direction:** East

**Current Base Zoning:** C-2 and C-3

**Current Land Uses:** Parking Lot, Auto Parts, KinderCare Learning Center, Academy Sports Store

**Direction:** South

**Current Base Zoning:** C-3, C-3NA, and O-2

**Current Land Uses:** Computer Learning Center, Office Buildings

**Direction:** West

**Current Base Zoning:** R-5

**Current Land Uses:** Single-Family 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:** Mossrock Drive

**Existing Character:** Local Street

**Proposed Changes:** None

**Thoroughfare:** Woodcliffe Street

**Existing Character:** Local Street

**Proposed Changes:** None

**Public Transit:** The nearest VIA bus route is #86456 and is 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:** Professional Office requires a minimum of 1 per 300 sq. ft. Gross Floor Area and a maximum of 1 per 140 sq. ft. Gross Floor Area

**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 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 Plan and is currently designated as Suburban Tier in the land use component of the plan. The requested “O-1.5” 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.

**3. Suitability as Presently Zoned:**

The current “C-1” base zoning district is appropriate for the surrounding area. There are commercial uses to the north and east of 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 does not appear to conflict with any public policy objective because it is consistent with the adopted land use plan.

**6. Size of Tract:**

The subject property measures 2 acres which should reasonably accommodate the uses permitted in “O-1.5” Mid-Rise Office Zone District.

**7. Other Factors:**

None.