



City of San Antonio

Agenda Memorandum

File Number:17-6251

Agenda Item Number: 13.

Agenda Date: 11/21/2017

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2017305

(Associated Plan Amendment 17094)

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 21, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Prize Permanent Holdings LLC - Broadway St. Corner

Applicant: M&S Engineering

Representative: Jose J. Sosa, P.E.

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: 85

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 September 25, 1952, established by Ordinance 18115. Upon adoption of the Unified Development Code (Ordinance 93881, dated May 3, 2001), the current “O-2” High-Rise Office District converted from the previous “O-1” Office District, established by Ordinance 36663, dated July 18, 1968.

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: O-2, C-2, MF-33

Current Land Uses: Offices, Apartments

Direction: East

Current Base Zoning: NP-8

Current Land Uses: Single-Family Residential

Direction: South

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

Current Land Uses: Animal Hospital, Medical Office, Apartments

Direction: West

Current Base Zoning: C-2, C-3

Current Land Uses: Retail Center, Parking 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: Nacogdoches Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Broadway Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #27636) is within walking distance southwest of the property at the corner of Broadway Street and East Basse Road, along Bus Routes 9, 10, and 505. There are other bus stops in the vicinity that are also along these routes.

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: There are various commercial uses allowed within the “C-2” base zoning district, and

they each have their respective parking requirements.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “O-2” High-Rise Office Districts provide for the establishment of low to high-rise office buildings. Examples of permitted uses include offices, parks, and schools. Other uses listed as “permitted” in the UDC Nonresidential Use Matrix are only allowed as accessory uses to a primary and principal office use. A minimum 65 foot buffer zoned NC, C-1 or O-1 shall be provided when abutting residential uses or zoning. Outdoor display or sale of merchandise is prohibited.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center, but is directly outside of the Greater Airport Area Regional Center. The subject property is not located within a half (½)-mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, pending Plan Amendment.

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 land use component of the plan. The requested “C-2” base zoning district is not consistent with the adopted land use plan. The applicant is requesting a Plan Amendment to “Medium Density Mixed Use.” Staff and Planning Commission recommend Approval.

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 existing “O-2” base zoning district is not appropriate for the surrounding area. There is currently commercial zoning and land uses to the west of the property. Commercial zoning is a more suitable option for this location at the corner of Nacogdoches Road and Broadway Street.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There is currently an occupied building on the property that the applicant is proposing to demolish and construct a new structure.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 0.344 acre site is of sufficient size to accommodate the proposed development.

7. Other Factors:

None.