



City of San Antonio

Legislation Details (With Text)

File #: 17-5383

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/3/2017

Title: ZONING CASE # Z2017254 S (Council District 10): A request for a change in zoning from “C-3 AHOD General Commercial Airport Hazard Overlay District to “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor Facility with Outside Storage on 0.619 acres out of NCB 12097, located at 2571 MacArthur View. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:
Zoning Case Z2017254 S

SUMMARY:

Current Zoning: “C-3 AHOD” General Commercial Airport Hazard Overlay District

Requested Zoning: “C-3 S AHOD” General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor Facility with Outside Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 3, 2017

Case Manager: Angela Cardona, Planner

Property Owner: Charles Olin Drennan and Betty Ann Drennan

Applicant: Roy R. Rosin

Representative: Roy R. Rosin

Location: 2571 MacArthur View

Legal Description: 0.619 acres out of NCB 12097

Total Acreage: 0.619

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Aviation

Property Details

Property History: The subject property was annexed on September 25, 1952 (Ordinance 18115) and was zoned "B" Residence District. On April 10, 1975, the property was then zoned to "B-3" Business District (Ordinance 45139). Upon adoption of the Unified Development Code on May 5, 2001 (Ordinance 93881), the property converted to the current "C-3" General Commercial District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3", "C-3 NA"

Current Land Uses: School District Offices, Building Products/ Sales Office

Direction: South

Current Base Zoning: "I-1"

Current Land Uses: Business Park

Direction: East

Current Base Zoning: "C-3 R"

Current Land Uses: Auto Repair, Car Wash

Direction: West

Current Base Zoning: "C-3 NA"

Current Land Uses: Business Sales Offices

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: MacArthur View

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Broadway Street

Existing Character: Primary Arterial Type A

Proposed Changes: None Known

Public Transit: The VIA bus route #9 is within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Parking requirements are determined by use. The minimum spaces are 1 per 500 sf GFA with a maximum space of 1 per 200 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The current zoning of “C-3” General Commercial District allows more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. General Commercial uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display is permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Greater Airport Area Regional Center

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 property is located within the San Antonio International Airport Vicinity Plan, and is currently designated as “Business Park” in the future land use component of the plan. The requested “C-3” General Commercial base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request, as the base zoning will remain “C-3” and is surrounded by the same base zoning.

3. Suitability as Presently Zoned:

The current “C-3” base zoning district is appropriate for the subject property’s location. The applicant is rezoning to allow a Specific Use Authorization for a Construction/ Contractor Facility with Outdoor Storage.

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 rezoning request does not appear to conflict with any public policy objective as it supports the San Antonio International Airport Vicinity Plan to expand business park and commercial opportunities along the corridors north of NE Loop 410.

6. Size of Tract:

The subject property totals 0.619 acres in size, which will add additional accommodations for the uses permitted in “C-3” General Commercial District.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.