



City of San Antonio

Legislation Details (With Text)

File #: 18-1010

Type: Zoning Case

In control: Zoning Commission

On agenda: 12/19/2017

Title: ZONING CASE # Z2018040 S (Council District 7): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 NA S AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Private Social Club on 0.099 acres out of NCB 11610, located at 7271 Wurzbach Road. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2018040 S

SUMMARY:

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

Requested Zoning: "C-2 NA S AHOD" Commercial Non-Alcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Private Social Club

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: December 19, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: 7241 Wurzbach Road LP

Applicant: Scott L, Ingerman

Representative: Brown & Ortiz, P.C.

Location: 7271 Wurzbach Road

Legal Description: 0.099 acres out of NCB 11610

Total Acreage: 0.099

Notices Mailed

Owners of Property within 200 feet: 7

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 in 1952 and was zoned "A" Single Family Residential District. A 1970 case, Ordinance 38336, rezoned the property "B-2" Business. Upon the adoption of the 2001 Unified Development Code, the previous "B-2" converted to the current "C-2" 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: MF-33, C-3

Current Land Uses: Apartments, Restaurant

Direction: East

Current Base Zoning: C-2

Current Land Uses: Vacant Lots, Apartments

Direction: South

Current Base Zoning: C-2, C-1

Current Land Uses: Vacant Lots, Apartments

Direction: West

Current Base Zoning: C-2

Current Land Uses: Vacant Lots, Apartments

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: Snowden Road

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Babcock Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Wurzbach Road
Existing Character: Secondary Arterial
Proposed Changes: None Known

Public Transit: VIA Route 522 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: Social: Club-private requires a minimum of 1 space per 3 persons.

ISSUE:
None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The current “C-2” Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses are as follows: liquor store, miniature golf and other indoor gaming facilities, small indoor movie theater, pet cemetery, auto & light truck oil, lube & tune-up, auto glass tinting, tire repair (sale and installation only), gas station, appliance sales & repair, charitable food & clothing banks and dry cleaning. No outdoor storage or display of goods is permitted except for outdoor dining.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Medical Center Regional Center and General McMullen-Babcock Premium Transit Corridor.

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 North Sector Plan, and is currently designated as “Mixed Use Center” in the future land use component of the plan. The requested “C-2” 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. The applicant is proposing the zone change to allow for a card house within a suite. The Specific Use Authorization will allow Council to add any necessary conditions to the request.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location. The base zoning will not change, but a Specific Use Authorization will allow for the Private Club as well as the “NA” Nonalcoholic Sales designation.

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.

6. Size of Tract:

The subject property totals 0.099 acres in size, which reasonably accommodates the uses permitted in “C-2” 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.