



City of San Antonio

Legislation Details (With Text)

File #: 17-5501

Type: Zoning Case

In control: City Council A Session

On agenda: 10/19/2017

Title: ZONING CASE # Z2017244 S (Council District 8): An Ordinance amending the Zoning District Boundary from "C-1 AHOD" Light Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel taller than 35-feet in Height on Lot 22, NCB 12830, located at 8222 Wurzbach Road. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Ordinance 2017-10-19-0838

Date	Ver.	Action By	Action	Result
10/19/2017	1	City Council A Session	Motion to Approve	

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 8

SUBJECT:

Zoning Case Z2017244 S

SUMMARY:

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

Requested Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel taller than 35-feet in Height

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: September 19, 2017

Case Manager: Nyliah Acosta, Planner

Property Owner: Marie A. Paul

Applicant: Marie A. Paul

Representative: Sheron Paul

Location: 8222 Wurzbach Road

Legal Description: Lot 22, NCB 12830

Total Acreage: 1.485

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Department of Planning and Community Development

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1963 and was zoned "Temp A" Temporary Single-Family Residential District. A 1970 case Ordinance 38334, rezoned the property to "B-1" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-1" Light 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-2

Current Land Uses: Senior Care Facility

Direction: East

Current Base Zoning: C-1, C-2S

Current Land Uses: Apartments, Methodist Hospital Parking Lot

Direction: South

Current Base Zoning: C-2

Current Land Uses: Medical Clinic

Direction: West

Current Base Zoning: C-1, R-5, O-2

Current Land Uses: Medical Clinic, and Vacant Lots

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: Wurzbach Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Ewing Halsell

Existing Character: Collector Road

Proposed Changes: None Known

Public Transit: VIA route 534 is directly in front of the subject property

Traffic Impact: A Traffic Impact Analysis (TIA) is required. The traffic generated by the proposed development exceeds the threshold requirements.

Parking Information: Hotel- Minimum vehicle spaces: 0.8 per room plus 1 per 800 sf of public meeting area and restaurant space. Maximum vehicle space: 1 per room plus 1 per 400 sf of public meeting area and restaurant space.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. "C-1" Light Commercial districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an NC district. Light Commercial uses are considered appropriate buffers between residential uses and C-2 and C-3 districts and uses. Building size is limited to 5,000 square feet. Examples of permitted uses: arcade, boarding house, noncommercial athletic field, retail furniture sales, grocery store, nursery (retail - no growing of plants on site permitted), retail office equipment and supply, and retail rug or carpet sales. 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 is 1/3 of a mile from the General McMullen-Babcock Premium Transit Corridor.

Staff Analysis and Recommendation: Staff and Zoning Commission (7-0) recommend 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 "Regional Center" 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. The applicant proposes to develop the site for a hotel taller than 35 feet. The surrounding area is fully commercial with various apartment housing located throughout the Medical Center. The proposed hotel has the ability to provide a service for people visiting Methodist Hospital, as well as the general public. The "Regional Center" land use category is meant to draw in customers from a larger region to include uses like hotels. The proposed "C-3" zoning is in character with the neighborhood and in alignment with the North Sector Plan.

3. Suitability as Presently Zoned:

The current "C-1" base zoning district is appropriate for the subject property's location; however, "C-3" uses

are also appropriate within the Medical Center.

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.

The request does not conflict with the guiding principles of the Comprehensive Plan.

6. Size of Tract:

The subject property totals 1.485 acres in size, which reasonably accommodates 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 may, under the right set of circumstances and conditions be acceptable in certain specific locations