



City of San Antonio

Legislation Details (With Text)

File #: 17-5462

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/3/2017

Title: WITHDRAWN - (Continued from 09/19/17) ZONING CASE # Z2017246 S (Council District 1): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Social Club-Private on 0.1458 of an acre out of NCB 12962, located at 7067 San Pedro Avenue. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z2017246 S

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 3, 2017. This case is continued from the September 19, 2017 Zoning hearing.

Case Manager: Daniel Hazlett, Planner

Property Owner: Northview Cherry Palm Limited LTD

Applicant: Alamo Card House, LLC

Representative: Brown & Ortiz

Location: 7067 San Pedro Avenue

Legal Description: 0.1458 acres out of NCB 12962

Total Acreage: 0.1458

Notices Mailed

Owners of Property within 200 feet: 6

Registered Neighborhood Associations within 200 feet: Shearer Hills/Ridgeview Neighborhood Association

Applicable Agencies: None.

Property Details

Property History: The subject property was annexed into the City of San Antonio and zoned "A" Residence District by Ordinance 12611, dated August 31, 1950. The property was rezoned from "A" Residence District to "F" Local Retail District by Ordinance 26460, dated June 5, 1958. The property converted from "F" to the current "C-2" Commercial District with the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-2"

Current Land Uses: Car Audio and Window Tint Business

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Pier 1 Imports, Cigar Store, Tire Shop, Vacant Commercial Building

Direction: South

Current Base Zoning: "C-3NA", "R-4"

Current Land Uses: Vacant Lots

Direction: West

Current Base Zoning: "C-3NA"

Current Land Uses: Vacant Commercial Building

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: San Pedro Avenue

Existing Character: Primary Arterial A

Proposed Changes: None Known

Thoroughfare: Sprucewood Lane
Existing Character: Local Street
Proposed Changes: None Known

Public Transit: VIA bus routes 4 and 204 are 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:

The minimum parking requirement is 1 parking spot per 3 persons.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject properties retaining the present zoning district designations. 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 located within a ½ of a mile of the Greater Airport Regional Center and it is also located along the San Pedro Premium Transit Corridor.

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 Central Community Plan and is currently designated as "Community Commercial" in the future land use component of the plan. The requested "C-2" 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 property is located within a commercial shopping center which is located along San Pedro Avenue, a commercial corridor.

3. Suitability as Presently Zoned:

The current "C-2" base zoning district is appropriate for the surrounding area. The majority of the properties

within this area carry the “C-2” base zoning designation. The location of the property along the San Pedro Avenue further justifies the current base zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning change is requested in order to allow for a Social Club - Private, which should not have an adverse impact on the public health, safety, or welfare of the citizens of San Antonio.

5. Public Policy:

The proposed rezoning to “C-2 S” with a Specific Use Authorization for a Social Club - Private is supported by the North Central Community Plan’s goals and objectives. The subject property is situated along a commercial corridor that includes “C-2” Commercial District and “C-3” General Commercial District, which are appropriate base zoning districts. The rezoning request is in agreement with the current development pattern and is supported by the following goals of the North Central Neighborhood Plan:

GOAL 1: Support and promote business and employment development along the commercial corridors that provide for a healthy business climate while supporting the needs of the North Central Neighborhoods Community by aesthetically and environmentally reinforcing their community cultural identity and providing an attractive destination for visitors and shoppers from around the city.

GOAL 3: Maintain and preserve the quality of the existing residential and commercial properties through the encouragement of rehabilitation and code compliance.

6. Size of Tract:

The subject property measures 0.1458 of an acre, which should reasonably accommodate the proposed business.

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.