



City of San Antonio

Legislation Details (With Text)

File #: 17-4516

Type: Zoning Case

In control: Zoning Commission

On agenda: 8/15/2017

Title: ZONING CASE # Z2017210 CD (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for Sporting Goods Wholesale on 0.3077 acres out of Lot 57 and Lot 60, NCB 11966, located at 403 East Ramsey Road. 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 Z2017210 CD

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-3 CD AHOD" General Commercial Airport Hazard Overlay District with Conditional Use for Sporting Goods Wholesale

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 15, 2017

Case Manager: Kayla Leal, Planner

Property Owner: NMP Ramsey, LLC

Applicant: Blaser USA

Representative: Brown & Ortiz, PC

Location: 403 East Ramsey Road

Legal Description: 0.3077 acres out of Lot 57 and Lot 60, NCB 11966

Total Acreage: 0.3077 acres

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Aviation - San Antonio International Airport

Property Details

Property History: The subject property was annexed into the City of San Antonio City Limits and zoned "A" Single-Family Residence District by Ordinance 18115, dated September 25, 1952. The zone changed to "I-1" Light Industry District from the previous "A" base zoning district, established by Ordinance 56919, dated May 5, 1983. The current "I-1" Industry District converted from the previous "I-1" Light Industry District upon 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 inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3, I-1

Current Land Uses: Vacant Lots

Direction: East

Current Base Zoning: I-1, C-3

Current Land Uses: Business Park, Vacant Lot

Direction: South

Current Base Zoning: I-1, C-3R

Current Land Uses: Business Park

Direction: West

Current Base Zoning: I-1

Current Land Uses: Business Park

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: East Ramsey Road

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: Wolfe Road

Existing Character: Local Road

Proposed Changes: None known

Public Transit: Bus Route #648 runs nearby along Isom Road. The closest bus stop along this route is Stop #59226, and is about a five (5)-minute walk from the subject property, according to Google Maps.

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: The use of Sporting Goods Wholesale requires a minimum of one (1) parking space per 600 square-feet of the Gross Floor Area (GFA) and a maximum of one (1) parking space per 350 square-feet of the GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Greater Airport Area Regional Center.
The subject property is not located within a 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 San Antonio International Airport Vicinity Plan and is currently designated as “Business Park.” The requested “C-3” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to his zoning change request. The request is to allow for the use of gunsmith operations in addition to the wholesale of sporting goods, which is the current use on the site.

3. Suitability as Presently Zoned:

The existing “I-1” base zoning district is appropriate for the surrounding area. The subject property is currently located in a business park and all of the other businesses are zoned “I-1.”

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public’s health, safety, or welfare. The business is already located on the subject property and it is in its own suite within the business park. The request would

provide a “down-zoning” to commercial from the existing industrial zoning. The down-zoning will permit the use of a Gunsmith by right, while the Conditional Use addresses the “wholesale” facet of the Sporting Goods retailer.

5. Public Policy:

The request does not appear to conflict with any public policy objective because it is consistent with the adopted land use plan.

6. Size of Tract:

The subject property is 0.3077 acres which should reasonably accommodate the uses permitted in the “C-3” General Commercial District. The business already exists on the property, so it will be of sufficient space for the use.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use within an area that is not permitted by the established zoning district but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions. The granting of the zoning with Conditional Use shall only be for the zoning case named in the ordinance approving the Zoning District with the specified Conditional Use provisions.