



City of San Antonio

Agenda Memorandum

File Number: 16-5413

Agenda Item Number: Z-10.

Agenda Date: 11/3/2016

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:

Zoning Case Z2016237 CD

(Associated Plan Amendment 16069)

SUMMARY:

Current Zoning: "C-3" General Commercial District

Requested Zoning: "C-2 CD" Commercial District with a Conditional Use for an Indoor Gun Range

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 4, 2016

Case Manager: Nyliah Acosta, Planner

Property Owner: 1604 East Land LLC, Lang Wang, Jean Xin Jiang and Thomas J.& Linda K. Bepko

Applicant: NARDIS Investment Co.

Representative: Brown & Ortiz, P.C

Location: 4200 Block of West Loop 1604 North

Legal Description: Lots 3, 4 and 14, Block 1, NCB 17632

Total Acreage: 3.66 acres

Notices Mailed

Owners of Property within 200 feet: 17

Registered Neighborhood Associations within 200 feet: North San Antonio Hills Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1984 and previously zoned "B-3" Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district 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

Current Land Uses: Vacant

Direction: West

Current Base Zoning: R-20

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: C-3

Current Land Uses: Vacant

Direction: East

Current Base Zoning: C-3

Current Land Uses: Building Supplies

Overlay and Special District Information: None

Transportation

Thoroughfare: West Loop 1604North

Existing Character: Freeway

Proposed Changes: None

Public Transit: There is a VIA bus stop (620) 2 blocks from the subject property at the intersection of Weismann and West Loop 1604 North.

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

Parking Information: Recreation- Rifle and Pistol Range (Indoor)- Minimum Vehicle Space: 1 per 6 seats, or 1 per 30 sf GFA if no permanent seats. Maximum Vehicle Space: 1 per 4 seats, or 1 per 50 sf of GFA if no permanent seats

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-3" General Commercial District.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval, pending Plan Amendment.

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 West/Southwest Sector Plan, and is currently designated as Rural Estate Tier in the future land use component of the plan. The requested “C-2” Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a plan amendment to Suburban Tier and Staff and Planning Commission recommend approval.

2. Adverse Impacts on Neighboring Lands:

The proposed “C-2 CD” is a small scale commercial use, which would be less intrusive to the neighborhood boundary and characteristic

3. Suitability as Presently Zoned:

The current “C-3” base zoning district is not appropriate for the subject property’s location. The intensity of allowed “C-3” uses are too large in scale for this area. The current “C-3” uses do not give an adequate buffer to the residential uses within close proximity and would be encroaching into the neighborhood, affecting the character and aesthetic of the neighborhood.

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 3.66 acres in size, and would accommodate uses permitted in the “C-2” Commercial District.

7. Other Factors:

The purpose of the Conditional Use 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 which may under the right set of circumstances and conditions be acceptable in certain specific locations.

The applicant proposes to use the subject property for an indoor gun range. The surrounding properties are zoned “C-3” General Commercial District and “R-20” Residential Single-Family District. The request to rezone the property with a Conditional Use will not significantly alter the land use pattern or character of the immediate area.