



City of San Antonio

Agenda Memorandum

File Number: 17-4251

Agenda Item Number: Z-21.

Agenda Date: 8/17/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2017191 S

SUMMARY:

Current Zoning: "C-3R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

Requested Zoning: "C-3R S AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District with a Specific Use Authorization for a Construction Contractor's Facility with Outside Storage with Screening

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2017

Case Manager: Erica Greene, Planner

Property Owner: SWRI #3, LLC

Applicant: Kenneth Pruitt

Representative: Kenneth Pruitt

Location: 2583 MacArthur View

Legal Description: 0.274 acres out of NCB 12097

Total Acreage: 0.274

Notices Mailed

Owners of Property within 200 feet: 6

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 1963 and was previously zoned "B" Residence District. A 1985 case, Ordinance #61834 zoned the subject property as "B-3R" Restrictive Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "C-3R" General Commercial Restrictive Alcoholic Sales 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-3NA,

Current Land Uses: Office Building

Direction: West

Current Base Zoning: C-3

Current Land Uses: Auto Repairs/Vacant Lot

Direction: South

Current Base Zoning: I-1

Current Land Uses: Business Park

Direction: East

Current Base Zoning: C-3R

Current Land Uses: Carwash

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: MacArthur View

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Sommers Drive

Existing Character: Local Street

Proposed Changes: None

Public Transit: VIA bus route #9 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: Industrial: Contractor Facility requires a minimum of 1 per 1,500 sf GFA and a maximum of 1 per 300 sf GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current zoning.

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 half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (11-0) 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 San Antonio International Airport Vicinity Land Use Plan, and is currently designated as “Business Park” in the future land use component of the plan. The requested "C-3R" General Commercial Restrictive Alcoholic Sales 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 requested zoning change for a construction contractor facility office, with outside storage and screening, blends in with the surrounding commercially zoned properties of the area.

3. Suitability as Presently Zoned:

The current “C-3R” base zoning district is appropriate for the subject property’s location. The requested conditional use for construction contractor facility with outside storage and screening is also appropriate and consistent with surrounding uses and zoning. The surrounding properties to the east, south, and west are commercially zoned properties.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses are all commercial properties. The requested zoning change to allow for a construction contractor facility with outside storage and screening to store equipment will fit in with the surrounding land uses.

5. Public Policy:

The rezoning request does not appear to conflict with land use goals and strategies of the San Antonio International Airport Vicinity Land Use Plan that encourage commercial development that respects the integrity of existing residential development.

6. Size of Tract:

The subject property totals 0.274 acres in size, which should reasonably accommodate the uses permitted in “C-3R” General Commercial Restrictive Alcoholic Sales with a Specific Use Authorization for a Construction

Contractor's Facility with Outside Storage with Screening.

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