



City of San Antonio

Agenda Memorandum

File Number: 18-2412

Agenda Item Number: Z-14.

Agenda Date: 4/19/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2018109

(Associated Plan Amendment 18039)

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District

Requested Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 06, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: Bander Bliss, LLC

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 5720 Bandera Road

Legal Description: Lot 3, Block 4, NCB 14880

Total Acreage: 2.397

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio and zoned “R-1” Single-Family Residence District by Ordinance 39659, dated August 12, 1971. The property was rezoned from “R-1” to “I-1” Light Industrial District by Ordinance 43276, dated January 17, 1974. A portion of the property was rezoned from “I-1” to “B-3” Business District by Ordinance 80958, dated October 13, 1994. The property converted from “I-1” Light Industrial District and “B-3” Business District to the current “I-1” General Industrial District and “C-3” General Commercial District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The northern portion of the property is located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “OCL”

Current Land Uses: Animal Hospital, School

Direction: East

Current Base Zoning: “OCL”

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: “C-3”, “OCL”

Current Land Uses: Parking Lot, Bingo Parlor

Direction: West

Current Base Zoning: “C-3”

Current Land Uses: Fast Food Establishment

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: Bandera Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Stemmons Drive

Existing Character: Local Street

Proposed Changes: None Known

Public Transit: VIA bus routes 550 and 607 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 required is 1 parking space per 300 square feet GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of “C-3” General Commercial and “I-1” General Industrial District.

“C-3” General Commercial Districts are intended to provide for more intensive commercial uses than those located within the NC, C-1 or C-2 zoning districts. C-3 uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

“I-1” General Industrial Districts accommodate areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a Regional Center. The property is within a ½ of a mile of the Bandera Premium Transit Corridor.

RECOMMENDATION:

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

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 West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “C-3” General Commercial District is not consistent with the future land use designation. The applicant is requesting a land use amendment from “General Urban Tier” to “Regional Commercial” to accommodate the proposed rezoning. Staff recommends Approval of the amendment. The Planning Commission recommendation is pending the March 14, 2018 Planning hearing.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The retail center has already been developed and in operation for years. The proposed rezoning will permit the current uses on the property.

3. Suitability as Presently Zoned:

The current “I-1” base zoning is not appropriate zoning for the property and surrounding area. The property is located on at Loop 410 West and Bandera Road, a primary arterial. The requested “C-3” is consistent with the area and development trends.

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 proposed rezoning does not appear to conflict with the goals and objectives of the West/Southwest Sector Plan. The Retail Center is located in an area that is considered a “Regional Center”. The “C-3” General Commercial District is an appropriate base zoning for the area.

Relevant Land Use Goals and Strategies of the West/Southwest Sector Plan:

- Goal ED-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities
- Goal ED-2 Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities
- ED-3.1 - Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan
- Goal LU-1 Land use pattern emphasizes compatibility and appropriateness between uses, and protects neighborhoods and businesses from incompatible land uses

6. Size of Tract:

The property measures 2.397 acres which currently accommodates the existing Retail Center.

7. Other Factors:

None.