



City of San Antonio

Agenda Memorandum

File Number: 18-4528

Agenda Item Number: Z-11.

Agenda Date: 8/16/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:

Zoning Case Z2018248 S

(Associated Plan Amendment 18076)

SUMMARY:

Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District

Requested Zoning: "C-3NA S AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District with Specific Use Authorization for a Machine Shop

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 17, 20018

Case Manager: Nyliah Acosta, Planner

Property Owner: John C. Cooke

Applicant: John C. Cooke

Representative: John C. Cooke

Location: 10110 Moursund Boulevard

Legal Description: Lot 4, NCB 11151

Total Acreage: 6.0807

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1987 was zoned “B-3” Business District. A 1988 case, Ordinance, 66677 rezoned the property to “B-3NA” Business Nonalcoholic District. Upon the adoption of the 2001 Unified Development code, the previous “B-3NA” converted to the current “C-3NA” Commercial Nonalcoholic 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: MF-25

Current Land Uses: Apartments

Direction: East

Current Base Zoning: MI-1S

Current Land Uses: San Antonio Police Training Academy

Direction: South

Current Base Zoning: C-3 NA S

Current Land Uses: Steelhead Inc.

Direction: West

Current Base Zoning: R-4, C-2

Current Land Uses: Mobile Home Units, County Automotive, Vacant

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: Moursund Boulevard

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Pleasanton Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: VIA route 44 is north of the subject property and within walking distance.

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: Machine Shop- Minimum vehicle spaces: 1 per 1,500 sf of GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. “C-2” Commercial Districts accommodate community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses: 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 shall be permitted except for outdoor dining. “C-2NA” Commercial Nonalcoholic Sales Districts are identical to C-2 districts except that the sale of alcoholic beverages is prohibited.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or a Premium transit Corridor.

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 Heritage South Sector Plan, and is currently designated as “General Urban Tier” in the future land use component of the plan. The requested “C-3 NA” General Commercial Nonalcoholic Sales base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the future land use from “General Urban Tier” to “Regional Center”. Staff and Planning Commission recommend Approval.

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 owner proposes to use the property to expand the WaterFleet Inc. manufacturing operations of leasing out specialized equipment such as mobile rigs that deliver potable water and wastewater management. The adjacent property and the property in question that currently houses the manufacturing business was established prior the zoning district and has nonconforming use rights. However, the expansion will void the nonconforming use rights and require the owner to rezone the property and align the land use to the appropriate zoning district. “Regional Center” is the only land use category that will allow the property owner to seek the “C-3” General Commercial zoning, as well as match the zoning to the property to the south that is currently “C-3”. The change would be in line with the Heritage South Sector’s goal ED-1 to advance goals of Mission Verde relative to “green” jobs and industries. In addition, the property is within close proximity to Loop 410 and future development of further commercial uses would be appropriate and the further away the intensity of uses should gradually decrease.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location. However, “C-3” would also be a suitable fit. The property adjacent to the south is currently “C-3” and is a good buffer from the mixed industrial across the street to the east.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

10110 Moursund Blvd is located within the boundary of the Heritage South Sector Plan. There are no neighborhood associations in the immediate area.

The Heritage South Sector Plan future land use classification “General Urban Tier” supports “C-2NA” zoning. In order to accommodate the requested “C-3NA S” zoning, the future land use classification must be changed to “Regional Center.” The requested change will update the property use to allow for the intended manufacturing activities.

Relevant Goals, Policies and Actions of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

GCF Goal 2: Priority growth areas attract jobs and residents.

GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

JEC Goal 2: Traditional and targeted growth industries support San Antonio’s diversified economy and provide a wide range of job opportunities.

This zoning request is consistent with the goals and policies of the SA Tomorrow Comprehensive Plan. Approval of the request is for the change to the Future Land Use designation and the existing zoning. Approval of the zoning and plan amendment does not grant special use or building permit approval.

6. Size of Tract:

The subject property totals 6.0807 acres in size, which reasonably accommodates the uses permitted in “C-3” General Commercial District.

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.