



# City of San Antonio

## Legislation Details (With Text)

**File #:** 16-4873  
**Type:** Zoning Case  
**In control:** Zoning Commission  
**On agenda:** 9/20/2016  
**Title:** ZONING CASE # Z2016237 S (Council District 6): A request for a change in zoning from "C-3" General Commercial District to "C-3 S" General Commercial District with Specific Use Authorization for an Indoor Gun Range on Lot 3, 4 and 14, Block 1, NCB 17632, located in the 4200 Block of West Loop 1604 North. Staff recommends Denial. (Associated Plan Amendment 16069)  
**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:** Roderick Sanchez

**COUNCIL DISTRICTS IMPACTED:** 6

**SUBJECT:**

Zoning Case Z2016237 S  
(Associated Plan Amendment 16069)

**SUMMARY:**

**Current Zoning:** "C-3" General Commercial District

**Requested Zoning:** "C-3 S" General Commercial District with a Specific Use Authorization for an Indoor Gun Range

**BACKGROUND INFORMATION:**

**Zoning Commission Hearing Date:** September 20, 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 1604 North

**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:** The proposed zoning change will not change the parking requirement of the current

uses.

**ISSUE:**

None.

**ALTERNATIVES:**

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

**FISCAL IMPACT:**

None.

**RECOMMENDATION:**

**Staff Analysis and Recommendation:** Staff recommends Denial.

**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-3 S" General Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a plan amendment to Regional Center. Staff recommends Denial. Planning Commission continued until September 28, 2016.

**2. Adverse Impacts on Neighboring Lands:**

The neighborhood directly adjacent to the subject property would be subject to adverse impacts concurrent to this zone change request.

**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. The proposed "C-3 S" zone change will significantly alter the character of the immediate area as the proposed change is not compatible with the already-existing surrounding pattern of development. To maintain the current "C-3" would have a negative impact on the adjacent neighborhood. Appropriate development for this area would ideally consist of small scale commercial uses, which would be less intrusive to the neighborhood boundary and characteristic.

**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-3" Commercial District.

**7. Other Factors:**

Alternatively, staff recommends “C-2CD” Commercial District with a Conditional Use for an Indoor Gun Range. It should be noted that this would require notification.