



City of San Antonio

Legislation Details (With Text)

File #: 17-1339
Type: Zoning Case
In control: Zoning Commission
On agenda: 2/7/2017
Title: (Continued from 01/17/17) ZONING CASE # Z2017018 S (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Shipping Container Storage on Lot 3, NCB 13751, located at 3315 Nacogdoches Road. Staff recommends Denial. (Associated Plan Amendment 17008)
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: 10

SUBJECT:

Zoning Case Z2017018 S
(Associated Plan Amendment 17008)

SUMMARY:

Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for Shipping Container Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: February 7, 2017. This case was continued from the January 17, 2017 Zoning Commission hearing.

Case Manager: Nyliah Acosta, Planner

Property Owner: Mario A. Martinez and Deyanira Martinez

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 3315 Nacogdoches Road

Legal Description: Lot 3, NCB 13751

Total Acreage: 1.685

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Parks and Aviation

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952. Later, a 1977 case (Ordinance 48728) zoned the subject property as “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current “C-2” Commercial District.

Topography: A very small portion of the property lies within the 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Direction: West

Current Base Zoning: R-6 and C-3

Current Land Uses: Residential Single-Family, and Gas Station

Direction: South

Current Base Zoning: I-2

Current Land Uses: Bexar County Tax Assessor Office

Direction: East

Current Base Zoning: C-3

Current Land Uses: 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: Nacogdoches

Existing Character: Secondary Arterial.

Proposed Changes: None known.

Thoroughfare: Titan

Existing Character: Local Road.

Proposed Changes: None known.

Public Transit: VIA routes are 9 and 10 and directly in front of the south 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: Storage - Minimum Vehicle Spaces: 1 per 600 sf GFA. Maximum Vehicle Spaces: 1 per 350 sf GFA

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-2" Commercial District.

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 San Antonio International Airport Vicinity Plan, and is currently designated as "Parks/Open Space" in the future land use component of the plan. The requested "C-3" General Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a plan amendment to change the land use from "Parks/Open Space" to "Regional Commercial". Staff recommends Denial of "Regional Commercial" and approval of "Neighborhood Commercial". Planning Commission recommended approval of "Community Commercial".

2. Adverse Impacts on Neighboring Lands:

The applicant proposes to use the subject property for the storage of 5 shipping containers. This requires a change in the land use category to Regional Commercial. Regional Commercial uses are intended to be located at the intersection of major arterials for a larger consumer base, however the subject property fronts a secondary arterial and a local road. In order to have a shipping container use allowed by right, a property needs industrial zoning. This shows that shipping containers are an intense use and cannot be placed on any vacant lot. In this case, the property backs onto a neighborhood. Permitting the use of shipping containers at this location is against best planning practices to preserve the integrity of neighborhoods and limit intense development near residential areas.

3. Suitability as Presently Zoned:

The current "C-3" base zoning district could potentially be appropriate for the subject property's location with appropriate buffers, and uses between any commercial use and the adjacent neighborhood. "C-2" would also accommodate appropriate commercial uses that would front Nacogdoches.

4. Health, Safety and Welfare:

The requested “C-3S” zoning would introduce an intense activity, permitted by right only in industrial districts, adjacent to an established single-family neighborhood. Staff finds that the request is contrary to the welfare of the community.

5. Public Policy:

The request requires a Plan Amendment to Regional Commercial. This area is not suited for that land use. As such, staff finds that the request is at odds with the public policy objectives in the San Antonio International Airport Vicinity Plan.

6. Size of Tract:

The subject property totals 1.685 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.