



City of San Antonio

Legislation Details (With Text)

File #: 17-4515
Type: Zoning Case
In control: Zoning Commission
On agenda: 8/15/2017
Title: ZONING CASE # Z2017205 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on 2.342 acres out of NCB 16153, located at 4030 Naco-Perrin Boulevard. Staff recommends Denial, with Alternate Recommendation, pending Plan Amendment. (Associated Plan Amendment 17062)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2017205
(Associated Plan Amendment 17062)

SUMMARY:

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

Requested Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 15, 2017

Case Manager: Kayla Leal, Planner

Property Owner: Hallard A. Cannon

Applicant: Aguja Holdings, LLC

Representative: Brown & Ortiz, PC

Location: 4030 Naco-Perrin Boulevard

Legal Description: 2.342 acres out of NCB 16153

Total Acreage: 2.342

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Department of Planning and Community Development

Property Details

Property History: The subject property was annexed into the City of San Antonio's City Limits on December 26, 1972 and zoned "Temporary R-1" Temporary Single Family Residential, established by Ordinance 41430. The zoning changed to "B-3" Business District, established by Ordinance 42209, dated May 10, 1973. The current "C-3" General Commercial District converted from the previous "B-3" upon adoption of the 2001 Unified Development Code (Ordinance #93881, dated May 3, 2001).

Topography: The subject property is located within the Salado Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3

Current Land Uses: Office Buildings

Direction: East

Current Base Zoning: C-3

Current Land Uses: Retail Center

Direction: South

Current Base Zoning: C-2

Current Land Uses: Apartments, Texas Health and Human Services Commission

Direction: West

Current Base Zoning: I-1

Current Land Uses: City of San Antonio M.H.D. WIC Clinic and U.H.S. Clinic

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: Naco-Perrin Boulevard

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Burt Drive

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Roszell Drive
Existing Character: Local Street
Proposed Changes: None known

Public Transit: The subject property is within walking distance to a VIA Bus Stop #13817 along Bus Route 10.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Contractor Facility requires a minimum of one (1) parking space per 1,500 square-feet of the Gross Floor Area (GFA) and a maximum of one (1) parking space per 300 square-feet of the GFA.

ISSUE:
None.

ALTERNATIVES:
Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The subject property is not located within a Regional Center.
The subject property is within a half-mile (0.5) from the Austin Highway Premium Transit Corridor.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff recommends Denial, with an Alternate Recommendation of “C-3 S” General Commercial with Specific Use Authorization for a Construction Contractor Facility.

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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Community Commercial” in the land use component of the plan. The subject property is also located within the Northeast Revitalization Plan which aims towards revitalizing the area. The requested “I-1” base zoning district is not consistent with the adopted land use plan. The applicant has requested a Plan Amendment, which is also recommended as a denial. However, the request was amended from “Light Industrial” to “Regional Commercial,” which received a recommendation for Approval from the Planning Commission. This land use was given as an alternate recommendation by staff, and is consistent with the plan.

2. Adverse Impacts on Neighboring Lands:

Staff has found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The subject property is located along a gateway corridor of the Northeast Revitalization Plan, and the current request will not be able to establish guidelines for the aesthetics of the use. The alternate recommendation of “C-3 S” will be able to minimize any adverse impacts by applying conditions to the

property, such as screening, buffer yards, and landscaping.

3. Suitability as Presently Zoned:

The existing “C-3” base zoning district is appropriate for the surrounding area. The subject property is located adjacent to a retail center and apartment complexes, and is across the street from business offices. Introducing another industrial use and zone is not suitable for this location.

4. Health, Safety and Welfare:

Staff has found minimal indication of likely adverse effects on the public’s health, safety, or welfare. Staff would like to mitigate the possibility of any likely adverse effects through the implementation of the Northeast Revitalization Plan by applying conditions to the design standards.

5. Public Policy:

The request does appear to conflict with public policy objectives of both the San Antonio International Airport Vicinity Land Use Plan and the Northeast Revitalization Plan. With the Alternate Recommendation, there will not be any conflicts with the public policy objectives. While the area is oversaturated with industrial uses, with proper design, the new facility can be an asset to the community.

The NEC Revitalization Plan states that the focus of corridor business development should be to attract new businesses which have a competitive advantage based on a market analysis of the area. The market study identified retail as the largest gap in the area. The market study also notes that there is an overabundance of industrial and heavy commercial uses and insufficient supply of multi-family housing in the revitalization area.

Improving the appearance and function of buildings, signs, and parking lots are two major goals of the Northeast Corridor (NEC) Revitalization Plan. The Revitalization Plan encourages properties to be designed in a manner that contributes to the long-term value of the surrounding area. In order for the proposed plan amendment and rezoning to better align with the objectives and spirit of the NEC Revitalization Plan, we recommend the following design considerations:

1. Incorporate Low Impact Development (LID) best practices into site design. The site plan should take into consideration the safety and quality-of-life of neighboring businesses and residential areas. Although the subject property is not within the floodplain, there is a tributary of Salado Creek and low-water crossing to the west of the property at the intersection of Bulverde Rd. and Naco Perrin Blvd.
2. Incorporate high-quality building materials into façade and fencing. Minimize or eliminate use of metal siding and wooden or chain link fencing.
3. Outside storage, service areas, mechanical equipment, and dumpsters should be screened from the view of the public right-of-way. This can be accomplished through landscaping and approved fencing (such as masonry or synthetic equivalent).
4. Landscaping should be installed to minimize view of parking and storage areas, reduce amount of impervious ground cover, and enhance the public realm. Landscaping along the Naco-Perrin and Burt Dr.-facing elevations is particularly encouraged. The use of xeriscaping, low-water, drought-tolerant plants is encouraged.
5. All signage should be designed to reduce clutter and contribute to a cohesive site. It is encouraged to clad the bases/supports of free-standing signs with masonry finish.

6. Size of Tract:

The subject property is 2.342 acres which should reasonably accommodate the uses permitted in both the “I-1” Industrial District and “C-3” General Commercial District.

7. Other Factors:

The rezoning request should consider being approved with an alternate recommendation of “C-3 S AHOD” General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Construction Contractor Facility and with the following conditions:

1. Minimize or eliminate the use of metal siding, wooden, or chain-link building materials into the façade and fencing.
2. Outside storage, service areas, mechanical equipment, and dumpsters should be screened from the view of the public right-of-way through the use of landscaping and approved fencing, such as masonry or synthetic equivalent.
3. Install landscaping to minimize view of parking and storage areas, reduce amount of impervious ground cover, and enhance the public realm - particularly along the Naco-Perrin Boulevard and Burt Drive corridors.
4. All signage should be designed to reduce clutter and contribute to a cohesive site.