



City of San Antonio

Legislation Details (With Text)

File #: 17-5648

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/17/2017

Title: ZONING CASE # Z2017280 S (Council District 6): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Private Social Club/Organization on 0.211 acres out of NCB 18284, located at 7616 Culebra Road. Staff recommends Approval.

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: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:
Zoning Case Z2017280 S

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

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for Private Social Club/Organization

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: October 17, 2017

Case Manager: Erica Greene, Planner

Property Owner: Crown Meadows SA Partnership, LTD

Applicant: Elias Luna III and Fernando Gonzales

Representative: Elias Luna III

Location: 7616 Culebra Road

Legal Description: 0.211 acres out of NCB 18284

Total Acreage: 0.211

Notices Mailed

Owners of Property within 200 feet: 5

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1986 and was previously zoned "Temporary R-1" Single-Family Residence District. A 1988 case, Ordinance #67515 zoned the subject property as "B-3R" Restrictive Business District. A 1996 case, Ordinance #84956 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: 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-3R

Current Land Uses: Retail Center

Direction: West

Current Base Zoning: MF-33

Current Land Uses: Townhomes

Direction: South

Current Base Zoning: MF-33, C-3R

Current Land Uses: Townhomes, Repair Shop

Direction: East

Current Base Zoning: C-2

Current Land Uses: Retail Center

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: Culebra Road

Existing Character: Major Arterial

Proposed Changes: None

Thoroughfare: Ingram Road

Existing Character: Major Arterial

Proposed Changes: None

Public Transit: VIA bus route #610 is 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: Social: Club-private requires a minimum of 1 per 3 persons.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "C-2" General Commercial Nonalcoholic Sales District. The current zoning of "C-2" allows 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 is permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within a Regional Center but within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval.

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 "Mixed Use Center" in the future land use component of the plan. The requested "C-2" Commercial base zoning district is consistent with the future land use designation.

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 requested zoning change to allow for a Private Social Club/Organization blends in with the surrounding properties of the area that include other commercially zoned properties.

3. Suitability as Presently Zoned:

The current "C-2" base zoning district is appropriate for the subject property's location. The requested commercial zoning with a Specific Use for Private Social Club/Organization is consistent for the area. The subject property is surrounded by development that can support the proposed zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses include several commercial properties.

5. Public Policy:

The rezoning request does not appear to conflict with the land use goals and strategies of the West/Southwest Sector plan that values existing and future businesses; businesses which in turn support the neighborhoods.

6. Size of Tract:

The subject property totals 0.211 acres in size, which should reasonably accommodate the uses permitted in “C-2” 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 which may under the right set of circumstances and conditions be acceptable in certain specific locations.