



City of San Antonio

Legislation Details (With Text)

File #: 18-1044
Type: Zoning Case
In control: Zoning Commission
On agenda: 12/19/2017
Title: ZONING CASE # Z2018031 (Council District 3): A request for a change in zoning from "C-2 NA AHOD" Commercial Nonalcoholic Sales Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lots 7, 11, 12, 13, 14, 24, and 25, Block 46, NCB 9330, located at 2627 Pleasanton Road. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 3

SUBJECT:
Zoning Case Z2018031

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

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

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: December 19, 2017

Case Manager: Kayla Leal, Planner

Property Owner: BBRH LLC

Applicant: BBRH LLC

Representative: Big Red Dog Engineering | Consulting

Location: 2627 Pleasanton Road

Legal Description: Lots 7, 11, 12, 13, 14, 24, and 25, Block 46, NCB 9330

Total Acreage: 1.067

Notices Mailed

Owners of Property within 200 feet: 23

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 on March 3, 1947, established by Ordinance 4745, and zoned "JJ" Commercial District. The zoning changed on February 25, 1988 to "B-2NA" Non-Alcoholic Sales District, established by Ordinance 66677. The current "C-2NA" Commercial Nonalcoholic Sales District converted from the previous "B-2NA" upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001).

Topography: The property does not include any abnormal physical features such as slope or inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2NA, R-6

Current Land Uses: Retail Shops, Parking Lot, Dental Center, Single-Family Residential

Direction: East

Current Base Zoning: C-3, C-2

Current Land Uses: Retail Center, Carpet Store

Direction: South

Current Base Zoning: R-6

Current Land Uses: Bell Elementary

Direction: West

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential, Vacant Lots

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: Pleasanton Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Sunglo Drive

Existing Character: Local Street

Proposed Changes: None known

Thoroughfare: Sharmain Place
Existing Character: Local Street
Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #56836) is directly in front of the subject property on Pleasanton Road along Bus Routes 243 and 44.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is required. A Traffic Engineer should be present at Zoning Commission.

Parking Information: A Restaurant requires a minimum of one (1) parking space per 100 square-feet of the Gross Floor Area (GFA) and a maximum of one (1) parking space per forty (40) 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. C-2NA 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 located within a Regional Center. The subject property is located within a half (½)-mile of the Looper 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 subject property is located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. The subject property currently has an existing restaurant, and is zoned for nonalcoholic sales. The request is to remove the “NA” in order to allow the sale of alcohol.

3. Suitability as Presently Zoned:

The existing “C-2” base zoning district is appropriate for the surrounding area. The property is along Pleasanton Road, which has many commercial uses fronting the Secondary Arterial.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The restaurant is already located on the property and is requesting the zone change to permit the sale of alcohol.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The 1.067 acre site is of sufficient size to accommodate the proposed development. The structure currently exists and is of an adequate size.

7. Other Factors:

The applicant is also requesting an Alcohol Variance because of the subject property's proximity to Carroll Bell Elementary School.