



City of San Antonio

Legislation Details (With Text)

File #: 18-3292

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/15/2018

Title: ZONING CASE # Z2018184 (Council District 10): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "ED AHOD" Entertainment Airport Hazard Overlay District on 13.464 acres out of NCB 14945, generally Located Northwest of Wurzbach Parkway and Thousand Oaks Drive. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment 18056)

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: 10

SUBJECT:

Zoning Case Z2018184
(Associated Plan Amendment 18056)

SUMMARY:

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

Requested Zoning: "ED AHOD" Educational District Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 15, 2018

Case Manager: Nylicia Acosta, Planner

Property Owner: Alamo Garden, INC & Alamo Cement Company

Applicant: BITTERBLUE, INC

Representative: Brown & Ortiz, P.C.

Location: Generally Located at Wurzbach Parkway and Thousand Oaks Drive

Legal Description: 13.464 acres out of NCB 14945

Total Acreage: 13.464

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: Hills of Park North Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1970 and 1972 and was zoned "I-2" Heavy Industrial District for Manufacturing of Cement by Ordinance 44911. Upon the adoption of the 2001 Unified Development Code, the previous "I-2" converted to "I-2" Heavy Industrial District. A 2007 Case (Z2007319) rezoned the property 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: ED

Current Land Uses: Vacant Lots, Heroes Stadium

Direction: East

Current Base Zoning: ED, C-3

Current Land Uses: Alamo Cement, Apartments, Gas Station, Heroes Stadium, CRITUSA Office, Vacant Lot, Toyota Field, S.O.A.R. Park, Morgan's Wonderland

Direction: South

Current Base Zoning: C-3, I-2, I-2 S

Current Land Uses: Alamo Cement, Apartments, gas Station, Northeast Service Center

Direction: West

Current Base Zoning: ED, C-3, I-1

Current Land Uses: Vacant Lots, Heroes Stadium, Northeast Service Center

Overlay and Special District Information: The subject property is within the mandatory detention area, but not a flood plain.

Transportation

Thoroughfare: Tool Yard

Existing Character: Local Road

Proposed Changes: None Known

Thoroughfare: Wurzbach Parkway

Existing Character: Super Arterial

Proposed Changes: None Known

Public Transit: There are no VIA routes within walking distance from 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: Amusement and or Theme Park: Minimum- 1 per 600 sf outdoor recreation area.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. “C-3” General commercial districts are intended to provide for more intensive commercial uses than those located within the “NC”, “C-1” or “C-2” zoning districts. “C-3” uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the NE I-35 and Loop 410 Regional Center, but not within a Premium Transit Corridor.

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 San Antonio International Vicinity Land Use Plan, and is currently designated as “Public Institutional” and “Parks and Open space” in the future land use component of the plan. The requested “ED” Entertainment base zoning district is consistent with “Public Institutional” land use. The “Parks and Open Space” however, is not consistent with the “ED” request. The applicant has requested a Plan Amendment to change the future land use from “Parks and Open Space” to “Public institutional”. Staff and Planning Commission recommend Approval.

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 “ED” is an extension of the development that was rezoned from a 2007 case and the parcels in question will tie into the existing complex. The currently vacant lots will be used for pickle ball and an indoor rock climbing wall. Furthermore, the request will give the properties cohesive zoning to match the rest of the properties.

3. Suitability as Presently Zoned:

The current “C-3” base zoning district is appropriate for the subject property’s location, however, the “ED” is consistent with the surrounding development.

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 applicant is requesting the rezoning of three properties from “C-3 AHOD” to “ED AHOD” to allow for a pickle ball facility and indoor rock-climbing facility and to complement the existing recreational and amusement activities in the Longhorn Quarry Development. Adjacent properties in the Longhorn Quarry Development are currently zoned “ED” (Entertainment District). Entertainment districts are designed to protect and encourage the creation and development of commercial recreation, tourist, vacation, hospitality, entertainment, sports and leisure facilities and complexes, together with complementary and accessory support facilities, operations and services that are associated with the tourist, hospitality and entertainment industries. The district is specifically created in order to classify such commercial recreation, entertainment and related uses in a distinct zoning category that expressly encompasses such uses, as opposed to the other business districts which do not specifically embody such uses. It is a flexible zoning classification that is intended to allow for a broad range of uses that will create a controlled, favorable environment for the development of diverse commercial entertainment and amusement activities, including by way of example, theme parks, destination resorts, tourist attractions, and other recreation and leisure facilities. Such flexibility permits and encourages an appropriate balancing of land uses that promotes the development of adequate support facilities and services.

The applicant is also requesting a plan amendment for one of the three properties (NCB 14945 BLK 14 Lot 1) from “Parks/Open Space” to “Public Institutional”. The subject properties are located within the San Antonio International Airport Vicinity Land Use Plan. The Plan expresses that aging commercial areas within its boundaries have strong redevelopment potential and could benefit from commercial retrofit and mixed-use developments. Redevelopment of the Longhorn Quarry is specifically referenced in the Plan.

According to the San Antonio International Airport Vicinity Land Use Plan, the future land use for two of the subject properties (NCB 14945 BLK 8 Lot 1 and NCB 14945 BLK 10 Lot 2) is “Public Institutional”. The Plan lists public buildings, schools, museums, service organizations, and hospitals as example land uses. Recommended zoning districts for this land use category are not specified, as public and institutional facilities can take many forms and serve a range of purposes permitted in a broad range of zoning districts. Examples of public, quasi-public, utility company and institutional uses envisioned within this classification include public buildings (government, post offices, libraries, social services, police and fire stations), schools, religious facilities, museums, fraternal and service organizations and hospitals. The future land use for the third property (NCB 14945 BLK 14 Lot 1) is Parks/Open Space. Examples of appropriate land uses for this category are city parks, private parks, playgrounds, athletic fields, trails, and courtyards. Recommended zoning districts include RP, G, and all Residential Districts.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city’s 13 regional centers and along its arterial and transit corridors.

GCF Goal 2: Priority growth areas attract jobs and residents.

GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the

city to remain economically competitive.

GCF P9: Allow higher-density and mixed uses in portions of, or adjacent to, single-family residential areas to encourage shopping, services and entertainment amenities in close proximity to housing and where appropriate.

JEC P21: Cluster businesses within similar and compatible industries and public institutions geographically to encourage increased interaction and collaboration.

JEC P30: Coordinate economic development efforts and land use plans to encourage and incentivize employment growth within regional centers and along transit corridors.

The proposed zoning change is generally consistent with the goals and policies of the SA Tomorrow Comprehensive Plan. Staff recommends approval of the requested ED Entertainment District zoning.

6. Size of Tract:

The subject property totals 13.464 acres in size, which reasonably accommodates the uses permitted in “ED” Entertainment District.

7. Other Factors:

None.