



City of San Antonio

Legislation Details (With Text)

File #: 18-3307
Type: Zoning Case
In control: Zoning Commission
On agenda: 5/15/2018
Title: ZONING CASE # Z2018186 CD (Council District 6): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for a Indoor Gun Range on 1.6309 acres out of NCB 15335, located at 704 SW Loop 410. Staff recommends Approval.
Sponsors:
Indexes:
Code sections:
Attachments: 1. Location Map, 2. Site Plan

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

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 6

SUBJECT:
Zoning Case Z2018186 CD

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for an Indoor Gun Range

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 15, 2018

Case Manager: Kayla Leal, Planner

Property Owner: 410 Timbercreek, Ltd.

Applicant: D. Chris Neill

Representative: James Kahler

Location: 704 SW Loop 410

Legal Description: 1.6309 acres out of NCB 15335

Total Acreage: 1.6309

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: Meadow Village Neighborhood Association

Applicable Agencies: Lackland Air Force Base, Texas Department of Transportation

Property Details

Property History: The subject property was annexed into the City of San Antonio on December 26, 1972, established by Ordinance 41422 and was zoned "R-3" Multiple Family Residential District. The zoning changed to "B-3" Business District, established by Ordinance 50671, dated April 26, 1979. The current "C-3" base zoning 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 Leon Creek Watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: I-1, C-3

Current Land Uses: Mini Storage Facility

Direction: East

Current Base Zoning: C-3R, R-6

Current Land Uses: Vacant Lot, Single-Family Residential

Direction: South

Current Base Zoning: C-3, R-6, MF-33

Current Land Uses: Auto Sales, Vacant Lot, Single-Family Residential

Direction: West

Current Base Zoning: Freeway, C-3

Current Land Uses: Loop 410, Vacant Lots (across Loop 410)

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: SW Loop 410

Existing Character: Freeway

Proposed Changes: None known

Public Transit: The nearest bus stop (Stop #83456) is southeast of the subject property located on Timbercreek Drive along Bus Route 612.

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: The use of an indoor Rifle and Pistol Range requires a minimum of one (1) parking space per six (6) seats or one (1) parking space per thirty (30) square-feet of the Gross Floor Area (GFA) if there are no permanent seats. There is a maximum of one (1) parking space per four (4) seats or one (1) parking space per fifty (50) square-feet of the GFA if there are no permanent seats

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “C-3” General Commercial District is 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 not located within a Regional Center, but is within a half (½) mile from 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.

3. Suitability as Presently Zoned:

The existing “C-3” base zoning district is appropriate for the surrounding area. The subject property is fronting Loop 410 and is in close proximity to the Loop 410 - Highway 151 Interchange. A general commercial use would be appropriate for this location.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The proposed use is for an indoor gun range, and will be along the frontage of Loop 410. It is located adjacent to a self-service storage facility which is another commercial use, so there does not seem to be an indication of likely adverse effects.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The requested zoning will be creating consistency with the land use.

6. Size of Tract:

The 1.6309 acre site is of sufficient size to accommodate the proposed development. The lot is vacant and the site plan reflects that there is of sufficient size for the proposed development.

7. Other Factors:

The Conditional Use zoning procedure is designed to provide for a land use that is not permitted by the established zoning district, but due to individual site considerations or unique development requirements would be compatible with adjacent land uses under given conditions.

The request was reviewed by Joint Base San Antonio (JBSA) for the Lackland Military Influence Area and there are no objections to the request. All information was forwarded to the applicant.