



City of San Antonio

Legislation Details (With Text)

File #: 18-4866

Type: Zoning Case

In control: City Council A Session

On agenda: 9/6/2018

Title: ZONING CASE # Z2018260 S (Council District 7): Ordinance amending the Zoning District Boundary from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel taller than 35 feet on 2.461 acres out of NCB 15038, generally located at NW Loop 410 and Peace Pipe. Staff and Zoning Commission recommend Approval with Conditions.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Field Notes, 6. Ordinance 2018-09-06-0703

Date	Ver.	Action By	Action	Result
9/6/2018	1	City Council A Session		

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2018260 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 a Hotel taller than 35 feet

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: August 7, 2018

Case Manager: Daniel Hazlett, Planner

Property Owner: City of San Antonio (SAWS)

Applicant: Mike Patel

Representative: Jeff Tondre

Location: generally located at NW Loop 410 and Peace Pipe

Legal Description: 2.461 acres out of NCB 15038

Total Acreage: 2.461

Notices Mailed

Owners of Property within 200 feet: 22

Registered Neighborhood Associations within 200 feet: Thunderbird Hills Neighborhood Association

Applicable Agencies: Planning Department, Texas Department of Transportation

Property Details

Property History: The property was annexed into the City of San Antonio and zoned Temporary "R-1" Single-Family Residence District by Ordinance 39659, dated August 12, 1971. The property was rezoned from Temporary "R-1" to "B-2" Business District by Ordinance 56075, dated November 4, 1982. The property converted from "B-2" to the current "C-2" with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

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

Adjacent Base Zoning and Land Uses

Direction: North

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

Current Land Uses: Drainage Right-of-Way, Retail Center

Direction: East

Current Base Zoning: "R-6"

Current Land Uses: Drainage Right-of Way, Single-Family Residences

Direction: South

Current Base Zoning: "C-2", "C-3NA", "R-6"

Current Land Uses: Restaurants, Retail Shops, Single-Family Residences

Direction: West

Current Base Zoning: Unzoned, "C-2"

Current Land Uses: Northwest Loop 410, Restaurants

Overlay and Special District Information:

"AHOD"

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: Northwest Loop 410

Existing Character: Freeway

Proposed Changes: None Known

Thoroughfare: Peace Pipe Drive
Existing Character: Local Street
Proposed Changes: None Known

Public Transit: VIA bus routes 550 and 607 are 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:

The minimum parking required for a Hotel is 0.8 parking spaces per room plus 1 parking space per 800 sf of public meeting area and restaurant space.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject properties retaining the present zoning district designations. The current “C-2” Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses are as follows: 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 property is not located within a Regional Center. The property is located within ½ of a mile of the Loop Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-1) recommend Approval, with Conditions.

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 future land use component of the plan. The requested “C-2” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The request for a Hotel is consistent with the development occurring along Northwest Loop 410.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the surrounding area. The majority of the properties within this area carry the “C-2” and “R-6” base zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning change is requested in order to allow for a Hotel, which should not have an adverse impact on the public health, safety, or welfare of the citizens of San Antonio.

5. Public Policy:

The request is consistent with the West/Southwest Sector Plan which calls for a mix of commercial and residential. Surrounding zoning includes a mixture of commercial and residential uses, which makes the zoning change for a Hotel consistent with the plan. The plan also emphasizes the importance of attracting new commercial development within Loop 410.

Relevant Goals and Strategies of the West/Southwest Sector Plan:

- Goal ED-1 The West/Southwest Sector is an economically sustainable community in which residents have a variety of employment opportunities
- Goal ED-2 Existing and planned future corridors and accessible, pedestrian commercial nodes contain strong, vibrant business activities with a mix of uses and employment opportunities
- Goal ED-3 The West/Southwest Sector community values existing and future businesses; businesses which in turn support the neighborhoods
- ED-3.1 Ensure the development of new business locations and employment centers are compatible with the West/Southwest Sector Land Use Plan

6. Size of Tract:

The subject properties measure 2.461 acres, which should reasonably accommodate the proposed Hotel.

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 with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

If this item is approved, the Zoning Commission recommends an 8-foot masonry wall or fence.