



City of San Antonio

Legislation Details (With Text)

File #: 18-5302

Type: Zoning Case

In control: City Council A Session

On agenda: 10/4/2018

Title: ZONING CASE # Z2018291 S (Council District 10): 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 Bar/Tavern without cover charge 3 or more days per week on 0.1468 acres out of NCB 12104 and 0.0996 acres out of NCB 12104, located at 2510 Nacogdoches Road. Staff and Zoning Commission recommend Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan, 3. Zoning Minutes, 4. Draft Ordinance, 5. Field Notes

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:
Zoning Case Z2018291 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 Bar/Tavern without cover charge 3 or more days per week

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: September 4, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Colonial SA Income Partners LP

Applicant: Colonial SA Income Partners LP

Representative: Patrick Christensen

Location: 2510 Nacogdoches Road

Legal Description: 0.1468 acres out of NCB 12104 and 0.0996 acres out of NCB 12104

Total Acreage: 0.2464

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: San Antonio International Airport

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 25, 1952 and zoned "F" Local Retail District, established by Ordinance 18115. The zoning converted to a "B-2" Business District upon adoption of the 1965 Zoning Code. The current "C-2" Commercial District converted from the previous "B-2" base zoning district upon adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 3, 2001.

Topography: The subject property is located within the Salado Creek watershed.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3R

Current Land Uses: Eyeglass Shop

Direction: East

Current Base Zoning: C-2

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: C-2

Current Land Uses: Retail Shops, FedEx Office Warehouse, Restaurant

Direction: West

Current Base Zoning: C-2

Current Land Uses: Retail Shops, Parking Lot

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: Nacogdoches Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Thoroughfare: Wagonwheel

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There are bus stops within walking distance on Nacogdoches Road along Bus Route 10.

Traffic Impact: A Traffic Impact Analysis (TIA) Report is not required.

Parking Information: A Bar/Tavern requires a minimum of one (1) parking space per 100 square-feet of the Gross Floor Area (GFA) and permits a maximum of one (1) parking space per 75 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. The “C-2” base zoning district accommodates 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 shall be permitted except for outdoor dining

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center but is located within a half-mile of the Looper Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (9-0) recommend 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 San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Community Commercial” 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 properties are located within a strip shopping center and are requesting the change in zoning to comply with city code.

3. Suitability as Presently Zoned:

The existing “C-1” base zoning district is appropriate for the surrounding area. The subject property fronts Nacogdoches Road and is in close proximity to Loop 410, which is appropriate for commercial development.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The bar/taverns currently exist, and the applicant is requesting the change in zoning in order to be in compliance with the zoning. There are many other commercial uses directly adjacent to the properties and in the surrounding area.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The future land use of the property is designated “Community Commercial” in the San Antonio International Airport Vicinity Plan. The request is maintaining the “C-2” base zoning district and is consistent with the plan.

6. Size of Tract:

The 0.2464 acre site is of sufficient size to accommodate the proposed development.

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

The San Antonio International Airport Aviation Department reviewed the request and have no objections. If the rezoning is granted by City Council the site shall remain subject to all applicable restrictions of all current airport zoning ordinances including Section 35-331 Airport Hazard Overlay District (AHOD) of the Unified Development Code. The maximum height of any proposed structure, crane, tower (of any type), building and/or trees within this area may be limited in accordance with the provisions of applicable ordinances as well as building design being required to comply with all restrictions concerning lighting, mirrored reflections, electrical and /or radio interference.