



City of San Antonio

Legislation Details (With Text)

File #: 19-8387

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/19/2019

Title: (Continued from 11/05/19) ZONING CASE Z-2019-10700228 (Council District 9): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 37, Block 1, NCB 13197, located at 11902 Warfield Street. Staff recommends Approval. (Michael Pepe, Planner, (210) 207-8208, Michael.Pepe@SanAntonio.gov, Development Services Department)

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: 9

SUBJECT:

Zoning Case Z-2019-10700228

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 19, 2019. This case is continued from November 5, 2019.

Case Manager: Michael Pepe, Planner

Property Owner: Frost Real Estate Investments, LLC

Applicant: Vince Cantu

Representative: Rob Killen

Location: 11902 Warfield Street

Legal Description: Lot 37, Block 1, NCB 13197

Total Acreage: 0.413

Notices Mailed

Owners of Property within 200 feet: 13

Registered Neighborhood Associations within 200 feet: None.

Applicable Agencies: Aviation Department

Property Details

Property History: The property was annexed into the City of San Antonio by Ordinance 33533 dated August 26, 1965. The property was rezoned from "R-A" Residence Agriculture District to "I-1" Light Industry on December 16, 1965, according to Ordinance 33949. Property was then converted to "I-1" General Industrial in 2001 with the adoption of the 2001 UDC.

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: "I-1"

Current Land Uses: Warehousing

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Warehousing

Direction: West

Current Base Zoning: "I-1"

Current Land Uses: Warehousing

Direction: South

Current Base Zoning: "R-5"

Current Land Uses: Airport

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: Warfield

Existing Character: Local

Proposed Changes: None Known

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 602, 648

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 parking minimum for an Bar or Tavern is 1 space per 100 square feet of entire building.

ISSUE:

None.

ALTERNATIVES:

Current: The “I-1” General Industrial District accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed: C-3 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 property is part of the Greater Airport Area Regional Center and is within a 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 San Antonio International Airport Vicinity Plan and is currently designated as “Business Park” in the future land use component of the plan. The requested “C-3” base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The noise from commercial uses and traffic would have a minimal impact on any residential properties as it is located within a loud flight path of the San Antonio International Airport.

3. Suitability as Presently Zoned:

The current “I-1” zoning is appropriate for the property and surrounding area, which is adjacent to the airport. The proposed “C-3” General Commercial is appropriate zoning for the parcel, as it has ample access to highways 281 North and 410 North. Other properties throughout this industrial neighborhood have already been downzoned to commercial districts.

4. Health, Safety and Welfare:

Staff has not found indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the San Antonio International Airport Vicinity Plan:

Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized.

Objective 1.2 Discourage developments of incompatible uses in the airport environs and noise exposure contours.

6. Size of Tract:

The subject property is 0.413 acres, which could reasonably accommodate commercial uses.

7. Other Factors:

The applicant intends to develop the existing building as a bar.