City of San Antonio

Legislation Details (With Text)

File #:	21-2820
Type:	Zoning Case
In control:	Zoning Commission
On agenda:	4/20/2021
Title:	ZONING CASE Z-2021-10700038 CD (Council District 10): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outside Storage on Lot P-13 and Lot P-13A, NCB 15702, located at 4497 Stahl Road and 4515 Stahl Road. Staff recommends Approval. (Justin Malone, Planner, (210) 207-0157, Justin.Malone@sanantonio.gov, Development Services Department).
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Map, 2. Site Plan

Date	Ver.	Action By	Action	Result

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:
Zoning Case Z-2021-10700038 CD

SUMMARY:
Current Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Construction Contractor Facility with Outside Storage

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: April 20, 2021. This case is expedited to the May 6, 2021 City Council hearing.

Case Manager: Justin Malone, Planner

Property Owner: Bash Joint Venture

Applicant: Brett Nichols, Clean Scapes- San Antonio, LLC

Representative: Bill Kaufman, The Kaufman Group

Location: 4497 Stahl Road and 4515 Stahl Road

Legal Description: Lot P-13 and Lot P-13A, NCB 15702

Total Acreage: 4.926

Notices Mailed
Owners of Property within 200 feet: 15
Registered Neighborhood Associations within 200 feet: Briarwick Neighborhood Association, Pepperidge Neighborhood Association
Applicable Agencies: San Antonio International Airport

Property Details
Property History: The property was annexed on June 13, 1973 by Ordinance 42200 and was originally zoned "B-2" Business District. The previous zoning district converted to the current "C-2" Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, and dated May 03, 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: "C-3NA"
Current Land Uses: Vacant Land

Direction: East
Current Base Zoning: "C-2", "C-3R", "C-2NA"
Current Land Uses: Vacant Land

Direction: South
Current Base Zoning: "C-2 S", "R-4 PUD"
Current Land Uses: Residential, Conditional use for Athletic Fields and a Specific Use Authorization for Meeting Facilities

Direction: West
Current Base Zoning: "R-6"
Current Land Uses: Residential

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.

Thoroughfare: Stahl Road
Existing Character: Arterial
Proposed Changes: None Known

Thoroughfare: Higgins Road
Existing Character: Arterial
Proposed Changes: None Known

Public Transit: VIA bus routes are not within walking distance of the subject property.
Routes Served: None

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

Parking Information: The minimum parking requirements for contractor facility is 1 per 1,500 sf GFA.

ISSUE:
None.

ALTERNATIVES:
Current: "C-2" Commercial districts accommodate 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

Proposed: "C-2" Commercial districts accommodate 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.

The "CD" Conditional Use will allow all "C-2" uses in addition to a Construction Contractor Facility with Outdoor Storage.

FISCAL IMPACT:
None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:
The property is located not located within a regional center and nor is it 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 Land Use Plan and is currently designated as "Mixed Use" 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 did not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The existing “C-2” Commercial District is consistent with neighboring properties. The base district will remain “C-2” Commercial District. The “CD” Conditional Use allows consideration of a Construction Contractor Facility with Outdoor Storage.

3. Suitability as Presently Zoned:
The current "C-2" Commercial District is appropriate for the property and surrounding area. The requested “C-2 CD” base zoning district with Conditional Use Construction Contractor Facilities with Outdoor Storage is consistent and compatible with existing “C-3R” General Commercial Restrictive Alcoholic Sales and the “C-2” Commercial District to the east and southeast of the subject site.

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 Land Use Plan:

Plan Goals:

- Goal IV: Develop a comprehensive set of development applications and incentives to implement the land use plan and continue noise attenuation efforts.
    - Objective 4.4: Support commercial redevelopment through comprehensive rezoning and incentive zoning

6. Size of Tract:
The subject property is 4.926 acres, which could reasonably accommodate commercial uses and the commercial contractor facility with outdoor storage.

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 Conditional Use request is for a Landscaping Company with Outdoor Storage.