



City of San Antonio

Legislation Details (With Text)

File #: 21-4559
Type: Zoning Case
In control: Zoning Commission
On agenda: 7/6/2021
Title: ZONING CASE Z-2021-10700104 (Council District 1): A request for a change in zoning from "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District and "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 18 and Lot 19, Block 3, NCB 11954, located at 8320 Airport Boulevard and 8434 Airport Boulevard. Staff recommends Approval. (Lorianne Thennes, Senior Planner, (210) 207-7945, lorianne.thennes@sanantonio.gov, Development Services Department)
Sponsors:
Indexes:
Code sections:
Attachments: 1. Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:
Zoning Case Z-2021-10700104

SUMMARY:
Current Zoning: "C-3NA AHOD" General Commercial Nonalcoholic Sales Airport Hazard Overlay District, "L AHOD" Light Industrial Airport Hazard Overlay District and "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: July 6, 2021

Case Manager: Lorianne Thennes, Senior Planner

Property Owner: Abigail Kampmann

Applicant: Shorewood Development Group

Representative: Brown & Ortiz, P.C.

Location: 8320 Airport Boulevard and 8434 Airport Boulevard

Legal Description: Lots 18 and Lot 19, Block 3, NCB 11954

Total Acreage: 6.3924

Notices Mailed

Owners of Property within 200 feet: 31

Registered Neighborhood Associations within 200 feet: N/A

Applicable Agencies: None

Property Details

Property History: These properties were annexed by Ordinance 18115, dated September 25, 1952 and zoned "A" Single-Family Residential District. By Ordinance 36623, dated July 3, 1968 the property was changed from "A" Single-Family Residential District to "B-3" Commercial District. Then, Ordinance 40282, dated January 13, 1972 rezoned the property from "B-3" Business to the current "I-1" General Industrial. The other portion of the property was rezoned by Ordinance 88448, dated September 10, 1998 from "A" Single-Family Residential to "B-3NA" Commercial Nonalcoholic Sales and "I-1" General Industrial. In 2001, the zoning converted to the current "C-3NA" General Commercial Nonalcoholic Sales District and "I-1" General Industrial District. A portion of the property was also rezoned by Ordinance 2006-03-09-0328, dated March 9, 2006 to the current "L" Light Industrial.

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-3" and "I-1"

Current Land Uses: vacant

Direction: South

Current Base Zoning: "C-3R" and "R-5"

Current Land Uses: vacant, residential

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: vacant

Direction: West

Current Base Zoning: Right-of-Way (ROW)

Current Land Uses: Highway 281 North

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: Airport Boulevard

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Public Transit: There are no VIA bus routes are within walking distance of the subject property.

Routes Served: Not applicable.

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 requirement for Auto Sales is one (1) space per 500 sf GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Current: The “C-3NA” General Commercial Nonalcoholic Sales 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. The “NA” Nonalcoholic Sales designation prohibits on site sales of alcohol.

The current “L” Light Industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company.

The current “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: The proposed “C-3” General Commercial 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 subject property is within the Greater Airport Area Regional Center and is not located 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 “Regional Commercial” in the future land use component of the plan. The requested “C-3” General Commercial 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 proposed “C-3” General Commercial is compatible with the surrounding “C-3R” General Commercial Restrictive Alcoholic Sales and the “I-1” General Industrial District.

3. Suitability as Presently Zoned:

The current “C-3NA” General Commercial Nonalcoholic Sales, “L” Light Industrial and “I-1” General Industrial Districts are appropriate zoning for the property and surrounding area. The proposed “C-3” is also appropriate as it constitutes a downzoning and creates more uniform zoning for the area.

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.

Future Land Use Goals

7) encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes

8) encourage adaptive reuse or retrofit of declining commercial areas

6. Size of Tract:

The subject property is 6.3924, which could reasonably accommodate commercial uses.

7. Other Factors:

The applicant intends to develop an Auto Sales business on the subject properties.