



City of San Antonio

Agenda Memorandum

File Number:16-3996

Agenda Item Number: 7.

Agenda Date: 7/19/2016

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2016188

SUMMARY:

Current Zoning: "C-3 R AHOD" General Commercial Restrictive Alcoholic Sales Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 19, 2016

Case Manager: Oscar Aguilera, Planner

Property Owner: Juan Flores

Applicant: Jerry Arredondo

Representative: Jerry Arredondo

Location: 6333 Old Pearsall Road

Legal Description: Lots 3 & 7, Block 1, NCB 15249

Total Acreage: 3.055

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: People Active Community Effort Neighborhood Association

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City Limits on December 26, 1972 and was originally zoned “Temporary R-1” Temporary One Family Residence District. On April 25, 1985, the property was rezoned to “B-3R” Restrictive Business District. Upon the adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “C-3R” General Commercial Restrictive Alcoholic Sales District.

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

Adjacent Base Zoning and Land Uses

Direction: West, North

Current Base Zoning: C-3, C-3R, C-2

Current Land Uses: Restaurants, and Vacant lots.

Direction: East, South

Current Base Zoning: OCL, C-3R

Current Land Uses: Restaurants, Retail Center and Vacant lots

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: Old Pearsall Road

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: VIA bus routes 616 at Pearsall Road adjacent to the property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Food - Restaurant or Cafeteria: Minimum vehicle parking spaces 1 per 100 sf. GFA. Maximum vehicle parking spaces 1 per 40 sf. GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial with an Alternate recommendation of “C-2 AHOD” Commercial Airport Hazard Overlay District.

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 United Southwest Community Plan and is currently designated as Regional Commercial in the future land use component of the plan. The requested “C-3” base zoning district is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has found no evidence of likely adverse impacts on surrounding properties.

3. Suitability as Presently Zoned:

The requested “C-3” district is not appropriate for the subject property and may have negative effects on future development. The alternate recommendation of “C-2” will not have any negative effects on future development, but rather provide additional businesses to the area, while also limiting more intense development that would be allowed in the requested “C-3 zoning district. The site location is on a Major Thoroughfare and adjacent to Loop 410 Expressway. Finally the property is surrounded by similar commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property is 3.055 acres in size, which accommodates the proposed development with adequate space for parking.

7. Other Factors:

None.