



City of San Antonio

Agenda Memorandum

File Number:17-3796

Agenda Item Number: Z-12.

Agenda Date: 8/3/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2017158

SUMMARY:

Current Zoning: "C-3R 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: June 6, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: Pearsall #4 LLC

Applicant: San Antonio Design Group Inc.

Representative: Tony Saucedo

Location: 8830 Southwest Loop 410

Legal Description: Lot 5 and Lot 4 Except the 50 foot Ingress-Egress Easement, Block 1, NCB 15249

Total Acreage: 2.4365

Notices Mailed

Owners of Property within 200 feet: 10

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

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 41420, dated December 26, 1972 and was zoned "Temp R-1" Temporary Single-Family Residence District. The "Temp R-1" zoning changed to "B-3R" Restrictive Business District, by Ordinance 60593, dated April 25, 1985. The "B-3R" converted to the presently zoned "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District with the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 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-3R

Current Land Uses: Undeveloped land

Direction: East

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

Current Land Uses: Undeveloped land

Direction: South

Current Base Zoning: C-3R

Current Land Uses: Restaurant

Direction: West

Current Base Zoning: C-3

Current Land Uses: Undeveloped land

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: SW Loop 410

Existing Character: Freeway

Proposed Changes: None Known

Thoroughfare: Old Pearsall Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Public Transit: Via route 616 are within walking distance of the subject property.

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: Retail- Maximum vehicle spaces: 1 per 300 sf GFA. Maximum vehicle spaces: 1 per 200 sf GFA. Food Service Establishment- Minimum vehicle spaces: 1 per 100 sf GFA. Maximum vehicle

spaces: 1 per 40 sf GFA. Office- Minimum vehicle spaces: 1 per 300 sf GFA. Maximum Vehicle Spaces: 1 per 140 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.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The 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” is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request as adjacent properties carry similar zoning.

3. Suitability as Presently Zoned:

The current “C-3R” base zoning district is appropriate for the surrounding area. The adjacent properties are predominantly “C-3R” and “C-3”. The subject property is currently vacant.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The requested zoning change is requested in order to construct a restaurant with alcohol sales which should not have an adverse impact on the public health, safety, or welfare of the citizens of San Antonio.

5. Public Policy:

The request to change the zoning from “C-3R” to “C-3” in order to build a restaurant is in agreement with the United Southwest Community Plan and the Comprehensive Plan goals.

Goals:

United Southwest Community Plan:

Goal 1 - Economic Development - Attract new businesses, services and retail establishments to the United Southwest Communities.

Comprehensive Plan:

Economic Development - Goal 4 - Provide economic opportunities in targeted areas, particularly within Loop 410 and the southern sector

6. Size of Tract:

The subject property measures 2.4365 acres which should reasonably accommodate a restaurant.

7. Other Factors:

Joint Base San Antonio (JBSA) is not objecting to the zoning request. Below are additional comments from JBSA.

- a. Potential restaurant lots exist in an area already zoned commercial
- b. Any construction, building equipment (cranes), towers (communication or water) will need to be evaluated.
- c. In order to mitigate potential interference with existing JBSA operational systems, please coordinated with 502 CS Spectrum Manager prior to use of any Spectrum dependent systems (i.e.: two-way radio communications, or any type of wireless technologies) during construction. If applicable, coordination is also requested by facility user prior to installation/use of any Spectrum dependent commercial or manufacturing equipment.