



City of San Antonio

Agenda Memorandum

File Number:17-5801

Agenda Item Number: Z-11.

Agenda Date: 11/2/2017

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 7

SUBJECT:

Zoning Case Z2017256 S

SUMMARY:

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

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 3, 2017

Case Manager: Daniel Hazlett, Planner

Property Owner: MBS Group LLC

Applicant: Michele Debs

Representative: Michele Debs

Location: 7201 Wurzbach Road, 7203 Wurzbach Road, and 7215 Wurzbach Road

Legal Description: 2.168 acres out of NCB 11610

Total Acreage: 2.168

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: Dreamhill Estates Neighborhood Association

Applicable Agencies: Planning Department

Property Details

Property History: The subject properties were annexed into the City of San Antonio and zoned "A" Residence District and "F" Local Retail District by Ordinance 18115, dated September 25, 1952. The subject properties converted to "B-1" Business District, "B-2" Business District, and "R-5" Single-Family Residence District by Ordinance 33412, dated June 28, 1965. The subject properties converted from "B-1", "B-2" and "R-5" to "C-1" Light Commercial District, "C-2" Commercial District and "R-5" Residential Single Family District with the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001. The subject properties were rezoned from "C-1", "C-2" and "R-5" to the present base zoning of "C-2" Commercial District by Ordinance 95610, dated April 11, 2002.

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-2"

Current Land Uses: Strip Mall

Direction: East

Current Base Zoning: "C-1", "C-2"

Current Land Uses: Apartment Complex

Direction: South

Current Base Zoning: "C-1"

Current Land Uses: Apartment Complex

Direction: West

Current Base Zoning: "MF-33", "C-2"

Current Land Uses: Vacant Lot, Apartment Complex

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: Wurzbach Road

Existing Character: Secondary Arterial

Proposed Changes: None Known

Thoroughfare: Babcock Road

Existing Character: Primary Arterial

Proposed Changes: None Known

Thoroughfare: Snowden Road

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA bus routes 522 and 534 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:

The minimum parking required for a Hotel is 0.8 per room plus 1 per 800 sf of public meeting area and restaurant space.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject properties retaining the present zoning district designations. The current “C-2” Commercial District accommodates community commercial uses, with unlimited building size, and building height limitation of 25 feet. Examples of permitted uses are as follows: 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 is permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is located within the Medical Center Regional Center. The subject property is located within a ½ of a mile of General McMullen-Babcock 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 North Sector Plan and is currently designated as “Mixed Use Center” in the future land use component of the plan. The requested base zoning district of “C-2” 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. The subject properties are located near the intersection of Babcock and Wurzbach Road. The proximity to these arterials and the location of the property within the Medical Center ensures compatibility of the use in relation to the neighboring lands.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the surrounding area. The majority of the properties within this area carry the “C-2” or “MF-33” base zoning designation. The location of the property along the Wurzbach Road further justifies the current base zoning.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The zoning change is requested in order to allow for a Hotel, 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 is consistent with the North Sector Plan and SA Corridors which calls for increased density along existing commercial areas. The Mixed Use Center land use category allows walkable retail services such as hotels. Furthermore, Regional Centers also call for increased density with a variety of employment opportunities. Surrounding zoning is predominately commercial and multi-family, which makes the zoning change appropriate and would encourage the development of these vacant and underutilized parcels.

Relevant Goals and Policies of the Comprehensive Plan may include:

GCF Goal 1: Higher-density uses are focused within the city's 13 regional centers and along its arterial and transit corridors.

GCF Goal 2: Priority growth areas attract jobs and residents

GCF Goal 4: Sustainable infill and mixed-use development provide walkable and bikeable destinations for all residents.

GCF P5: Invest in needed amenities and infrastructure that will facilitate higher-density development in the city's priority growth areas.

GCF P6: Align land uses and infrastructure improvements in regional centers with employment uses and jobs best suited for each center's unique assets.

GCF P7: Ensure employment centers provide a variety of land uses and infrastructure that will allow the city to remain economically competitive.

Goal 1 Encourage economic diversity and jobs creation which are compatible with San Antonio's natural and cultural resources.

Policy 1d: Prioritize and target those economic sectors in which San Antonio can create or sustain a competitive advantage for economic growth and jobs creation.

Policy 1b: Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations. Ensure that proposed land uses and development are compatible in their use, character and size to the site and the surrounding areas.

6. Size of Tract:

The subject properties measure 2.168 acres, which should reasonably accommodate the proposed Hotel.

7. Other Factors:

The purpose of the Specific Use Authorization is to provide for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

