



City of San Antonio

Agenda Memorandum

File Number:18-2390

Agenda Item Number: 11.

Agenda Date: 3/20/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2018114 CD

SUMMARY:

Current Zoning: "C-3NA AHOD" General Commercial NonAlcoholic Sales Airport Hazard Overlay District and "C-2NA AHOD" Commercial NonAlcoholic Sales Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 20, 2018

Case Manager: Kayla Leal, Planner

Property Owner: Duncan Smith

Applicant: Duncan Smith

Representative: Duncan Smith

Location: 4803 South Flores Street

Legal Description: Lot C, Lot 26, and Lot 27 Save and Except the west 8.5 feet, NCB 8602

Total Acreage: 0.7038

Notices Mailed

Owners of Property within 200 feet: 41

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 23, 1944, established by Ordinance 1391. The subject property was zoned "J" Commercial District, established by Ordinance 5721, dated November 3, 1938. The zoning changed to "B-2NA" and "B-3NA" Business District, Nonalcoholic Sales on April 11, 1996, established by Ordinance 83932. The current "C-3NA" General Commercial NonAlcoholic Sales and "C-2NA" Commercial NonAlocoholic Sales converted from the previous "B-3NA" and "B-2NA" base zoning districts upon 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 inclusion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

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

Current Land Uses: Commercial Uses, Office, Single-Family Residential

Direction: East

Current Base Zoning: C-3NA

Current Land Uses: Vacant Lot, Commercial Uses

Direction: South

Current Base Zoning: C-3, R-6

Current Land Uses: Commercial Uses, Single-Family Residential

Direction: West

Current Base Zoning: C-3NA, R-6

Current Land Uses: Single-Family Residential

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: South Flores Street

Existing Character: Secondary Arterial Type B

Proposed Changes: None known

Thoroughfare: West Hart Avenue

Existing Character: Local Street

Proposed Changes: None known

Public Transit: There is a bus stop (Stop #97537) directly in front of the subject property. There are other bus stops within walking distance on South Flores Street which are along Bus Routes 43 and 243. There are other bus stops within walking distance on Pleasanton Road which are along Bus Route 44.

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: A Contractor Facility requires a minimum of one (1) parking space per 1,500 square feet of the Gross Floor Area (GFA) and a maximum of one (1) parking space per 300 square feet of the GFA.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “R-20” district permits single-family dwellings (detached) with a minimum lot size of 20,000 square feet and a minimum lot width of 90 feet, accessory dwelling, foster family home, public and private schools. C-3NA districts are identical to C-3 districts except that the sale of alcoholic beverages is prohibited.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center nor 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 South Central Community Plan and is currently designated as “Mixed Use” in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The proposed use is consistent with the established development pattern of the surrounding area. There are currently commercial uses along South Flores Street, and most of the zoning along that corridor is “C-3” General Commercial. The requested “C-2” is a less intense zoning district, with less intense uses than “C-3.”

3. Suitability as Presently Zoned:

The existing “R-20” base zoning district is not appropriate for the surrounding area. The subject property is along a commercial corridor, and a single-family dwelling with a minimum lot size of 20,000 square-feet is not appropriate for that location. The existing “C-3NA” base zoning district is appropriate for the surrounding area and is consistent with similar zoning of this type in the vicinity.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. The applicant will be providing screening of any materials and equipment used which will mitigate any 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. The request is in accordance with the

future land use designation for the subject property.

6. Size of Tract:

The 0.7038 acre site is of sufficient size to accommodate the proposed development. There is currently a structure and parking on the subject property which will accommodate the proposed development.

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.