



City of San Antonio

Agenda Memorandum

File Number:18-2416

Agenda Item Number: Z-2.

Agenda Date: 4/5/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018112 CD

SUMMARY:

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

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for a Microbrewery

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: March 6, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: Kenneth Maverick & James Lehmann

Applicant: Kenneth Maverick

Representative: Craig Parker

Location: 343 West Sunset Road

Legal Description: Lot 89, Block, NCB 11884

Total Acreage: 0.9821

Notices Mailed

Owners of Property within 200 feet: 8

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 in 1952 and was previously zoned “A” Single-Family Residence District. The property was rezoned by Ordinance 93851, dated April 26, 2001 to “B-2” Business District. Upon the adoption of the 2001 Unified Development Code, the previous “B-2” converted to the current “C-2” Commercial District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: MF-50, R-3 PUD, R-5, C-3 NA CD

Current Land Uses: Apartments, Single-Family Residential

Direction: East

Current Base Zoning: C-1, C-2, C-3

Current Land Uses: Apartments, Childcare Facility

Direction: South

Current Base Zoning: C-2, C-3

Current Land Uses: Retail Center, Nursery, K-9 Kennels, Senior Care

Direction: West

Current Base Zoning: R-5, MF-33, O-2, C-2, C-3 NA

Current Land Uses: Apartments, Office Building, Vacant Lot

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: West Sunset Road

Existing Character: Minor Arterial

Proposed Changes: None Known

Public Transit: VIA route 647 is half a block from 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: Microbrewery- Minimum parking spaces: 1 per 2 seats.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. “C-2” Commercial Districts accommodate community commercial uses, with unlimited building size, and building

height limitation of 25 feet. Examples of permitted uses: 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 shall be permitted except for outdoor dining.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is within the Greater Airport Area Regional Center, but not within a Premium Transit Corridor.

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 San Antonio International Airport Vicinity Land Use Plan, and is currently designated as “Mixed Use” in the future land use component of the plan. The requested “C-2” Commercial base zoning district 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 applicant proposes to reuse the property for a Microbrewery; the structure on site is a 12,000 square foot existing building and 3,000 square feet will be used for the Microbrewery. The request will not change the base zoning, but will add the Conditional Use for the Microbrewery, and conditions may be added for additional regulation.

3. Suitability as Presently Zoned:

The current “C-2” base zoning district is appropriate for the subject property’s location, the base zoning will not change.

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

6. Size of Tract:

The subject property totals 0.9821 acres in size, which reasonably accommodates the uses permitted in “C-2” Commercial District.

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.

