



City of San Antonio

Agenda Memorandum

File Number:18-3064

Agenda Item Number: 9.

Agenda Date: 5/1/2018

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z2018157 S

SUMMARY:

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

Requested Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for a Contractor Construction Facility with Outside Storage

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 1, 2018

Case Manager: Angela Cardona, Planner

Property Owner: James and Marilyn Winford

Applicant: James and Marilyn Winford

Representative: James and Marilyn Winford

Location: 10698 Hillpoint Drive

Legal Description: Lot 23 and the southwest 123 feet of Lot 22, Block 1, NCB 16837

Total Acreage: 1.49 acres

Notices Mailed

Owners of Property within 200 feet: 12

Registered Neighborhood Associations within 200 feet: Oak Grove Estates Association

Applicable Agencies: Parks Department

Property Details

Property History: The subject property was annexed on September, 1964 and was zoned “B-3” Business District (Ordinance 32611). The property was converted to the current “C-3” General Commercial upon adoption of the Unified Development Code on May, 2001 (Ordinance 93881).

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: “I-2”

Current Land Uses: Printing Services

Direction: South

Current Base Zoning: “I-1”

Current Land Uses: Parking Lot

Direction: East

Current Base Zoning: “I-2” and “C-3”

Current Land Uses: Windshield Repair

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Apartment Homes

Overlay and Special District Information: The subject property is located within the “AHOD” Airport Hazard Overlay District. The “AHOD” does not restrict permitted uses, but may require additional review by both the Federal Aviation Administration and Development Services Department.

Transportation

Thoroughfare: Hillpoint Drive

Existing Character: Local Street

Proposed Changes: None Known

Thoroughfare: Nacogdoches Road

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Public Transit: The nearest VIA bus route is the #10 and it is within walking distance of the subject 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: Parking requirements are determined by use. Commercial uses require a minimum vehicle space of 1.5 per 300 GFA and a maximum of 1 per 200 GFA

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. The current “C-3” district is intended to provide for more intensive commercial uses than those located within the “NC”, “C-1” or “C-2” zoning districts. “C-3” uses are typically characterized as regional shopping centers, power centers, and/or assembly of similar uses into a single complex. There are no building size limitations, and building height is limited to 35 feet. Examples of permitted uses: bar/tavern & nightclub, amusement/theme parks, dance hall, indoor movie theater, auto repair, auto sales, auto glass sales (installation permitted), auto muffler (sales and installation only), hotel, bookbinder, dry cleaning or laundry plant, indoor flea market, home improvement center, body piercing/massage/tattoo parlor. No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in 35-510 of the Unified Development Code.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property falls within the Greater Airport Area Regional Center and is not within proximity to 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 property is located within the San Antonio International Airport Vicinity Plan and is currently designated as “Business Park”. The requested “C-3” base zoning district is consistent with the adopted future land use plan and consistent with the surrounding base zoning districts.

2. Adverse Impacts on Neighboring Lands:

Staff finds no evidence of likely adverse impacts on the neighboring land in relation to the zoning change request as the zoning is consistent with the properties in the business park.

3. Suitability as Presently Zoned:

The current “C-3” base zoning district is appropriate for the surrounding area as it is consistent with the pattern that exists in the business park. The addition of the “S” Specific Use Authorization allows the contractor facility use with outside storage and additional regulation as needed.

4. Health, Safety and Welfare:

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

5. Public Policy:

Staff finds the request for zoning supports expansion of business park and commercial opportunities along corridors north of NE Loop 410 and to upgrade and enhance commercial and business park property that is declined, is currently vacant, or is underutilized.

6. Size of Tract:

The subject property totals 1.49 acres in size, which should reasonably accommodate the uses permitted in “C-3” base zoning district.

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 may, under the right set of circumstances and conditions be acceptable in certain specific locations.