



City of San Antonio

Agenda Memorandum

File Number:18-4233

Agenda Item Number: Z-7.

Agenda Date: 8/2/2018

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Zoning Case Z2018211

(Associated Plan Amendment 18065)

SUMMARY:

Current Zoning: "C-3R AHOD" General Commercial Restrictive Alcohol Sales Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: June 19, 2018

Case Manager: Nyliah Acosta, Planner

Property Owner: BSW Sunset Road Investors, Ltd

Applicant: BSW Sunset Road Investors, Ltd

Representative: Kaufman & Killen, Inc.

Location: 430 West Sunset Road

Legal Description: Lot 6, Block 1, NCB 11883

Total Acreage: 2.003

Notices Mailed

Owners of Property within 200 feet: 9

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Aviation

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1952. The subject property was rezoned in 1994, by Ordinance 80598 from “B-1” Business District, to “B-3NA” Business Nonalcoholic Sales District. In 2000, the property was rezoned again, by Ordinance 92798, to “B-3R” Business Restricted Alcohol Sales District. Upon the adoption of the 2001 Unified Development Code, the previous “B-3R” converted to the current “C-3R”

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: C-3 NA

Current Land Uses: Home Depot

Direction: East

Current Base Zoning: C-2

Current Land Uses: Medical Office, Café

Direction: South

Current Base Zoning: C-3, MF-33

Current Land Uses: Christus Santa Rosa Hospital Alamo Heights

Direction: West

Current Base Zoning: C-3

Current Land Uses: US Highway 281 North

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

Thoroughfare: Treeline Park

Existing Character: Local Road

Proposed Changes: None Known

Public Transit: VIA route 647 is directly in front 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 Minimum Vehicle Spaces: 1 per 300 GFA.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district. “C-3” districts are 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. “C-3R” districts are identical to “C-3” districts except that the sale of alcoholic beverages for on-premises consumption is prohibited. “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 within the Greater Airport Area, but not with a Premium Transit Corridor.

Staff Analysis and Recommendation: Staff and Zoning Commission (10-0) recommend Approval, pending Plan Amendment.

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 “Community Commercial” in the future land use component of the plan. The requested “C-3” General Commercial base zoning district is not consistent with the future land use designation. The applicant has requested a Plan Amendment to change the future land use from “Community Commercial” to “Regional Commercial”. Staff and Planning Commission recommend Approval.

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 current “Community Commercial” land use designation does not match the current “C-3” zoning district, therefore a plan amendment is required to align the land use and zoning. In addition, “Regional Commercial” is appropriate being adjacent to Highway 281, which encourages higher intensity land uses.

3. Suitability as Presently Zoned:

The current “C-3” base zoning district is appropriate for the subject property’s location. The request will not change the base zoning, but will remove the “R”.

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 2.003 acres in size, which reasonably accommodates the uses permitted in “C-3” General Commercial District.

7. Other Factors:

None.