



City of San Antonio

Agenda Memorandum

File Number:19-3856

Agenda Item Number: 12.

Agenda Date: 5/7/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 10

SUBJECT:

Zoning Case Z 2019-10700067 CD S

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 7, 2019

Case Manager: Sara Serra, Planner

Property Owner: James Winford

Applicant: James Winford

Representative: James Winford

Location: 10698 Hillpoint Drive

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

Total Acreage: 1.49

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Oak Grove Estates Neighborhood Association
Applicable Agencies: None.

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 is located adjacent to 100 year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “I-2”

Current Land Uses: Industrial Warehouse

Direction: East

Current Base Zoning: “I-2”

Current Land Uses: Industrial Warehouse

Direction: South

Current Base Zoning: “MF-33”

Current Land Uses: Apartment Complex

Direction: West

Current Base Zoning: “MF-33”

Current Land Uses: Apartment Complex

Overlay and Special District Information:

"AHOD"

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: Hillpoint Drive

Existing Character: local

Proposed Changes: none

Public Transit: VIA bus routes 9 (Broadway Frequent), and 10 (Naco/ Broadway Frequent)

Traffic Impact: A Traffic Impact Analysis (TIA) cannot be determined at this time.

Parking Information: The minimum parking requirement for a contractor facility is 1 space per 1,500 sq. ft.

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current base zoning district of “C-3 CD S”. The zoning provides for more intensive commercial uses than those located within the "NC", "C-1", "C-2"

or "C-3" zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is located within a Greater Airport Regional Center Area.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Approval, with Conditions.

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 San Antonio International Airport Vicinity Plan and is currently designated as "Light Industrial" in the future land use component of the plan. The requested "C-3" base zoning district is consistent with the future land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff found no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request.

3. Suitability as Presently Zoned:

The current "C-3" General Commercial District is an appropriate zoning for the property and surrounding area. The added Conditional Use and Specific Use Authorization allow for consideration of conditions on the use such as: hours of operation, buffering, restricted signage, and fencing.

4. Health, Safety and Welfare:

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

5. Public Policy:

The proposed rezoning does not appear to conflict with the following goals, principles, and objectives of the San Antonio International Airport Vicinity Land Use Plan:

- Objective 2.2 Encourage commercial development that respects the integrity of existing residential development
- Objective 4.4 Support commercial redevelopment through comprehensive rezoning and incentive zoning

6. Size of Tract:

The subject property is 1.49 acres, which could reasonably accommodate commercial use.

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.

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.

If recommended for Approval, staff recommends the following conditions:

1. Business operations hours permitted from 8:00 a.m. to 6:00 p.m. during week days, and from 9:00 a.m. to 1:00 p.m. on weekend and holidays.
2. A buffer yard of 15-feet at the rear property line between the subject property and the multi-family residential.
3. An eight foot (8') solid screen fence abutting residential uses.
4. No temporary signage, banners, snipe signs, pennants, wind-wavers or flag signs.