



City of San Antonio

Agenda Memorandum

File Number:19-4023

Agenda Item Number: 5.

Agenda Date: 5/21/2019

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z-2019-10700070

SUMMARY:

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

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 21, 2019

Case Manager: Patricia Franco, Planner

Property Owner: Earl Poe

Applicant: Earl Poe

Representative: Doug Cross

Location: 226 East Rhapsody Drive

Legal Description: Lot 17, Block 2, NCB 13198

Total Acreage: 0.225

Notices Mailed

Owners of Property within 200 feet: 15

Registered Neighborhood Associations within 200 feet: Greater Harmony Hills Neighborhood Association

Applicable Agencies: Texas Department of Transportation

Property Details

Property History: The property was annexed by the City of San Antonio by Ordinance 68585 on January 10, 1985. The property was originally zoned "F" Local Retail District and converted to the current "C-2" Commercial District following the adoption of the 2001 Unified Development Code (UDC), established by Ordinance 93881, on May 3, 2001.

Topography: The subject property is not located within the 100-year flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "I-1" and "C-2"

Current Land Uses: Industrial and Commercial uses

Direction: East

Current Base Zoning: "C-2"

Current Land Uses: Commercial uses

Direction: South

Current Base Zoning: "O-2"

Current Land Uses: Office uses

Direction: West

Current Base Zoning: "MF-33" and "I-1"

Current Land Uses: Multi-family and Industrial

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: Rhapsody

Existing Character: Secondary Arterial B

Proposed Changes: None

Public Transit: VIA bus routes are within walking distance of the subject property.

Routes Served: 648, 502 and 602

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

Parking Information: The minimum parking requirement for commercial use of a show room for kitchen counters or hot tubs is 1 per 300 sf GFA

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation of "C-2". These districts accommodate community commercial uses, with unlimited building size.

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, dry cleaning, and pawn shop. 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 located within the Greater Airport Area Regional Center and is located within a half mile of 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 San Antonio Airport Vicinity Plan and is currently designated as “Business Park” 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 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.

3. Suitability as Presently Zoned:

The existing “C-3” Commercial base zoning is an appropriate zoning district for the surrounding area. It also allows, where appropriate, for the conditions such as: buffering, fencing, hours of operation and restricted temporary signage. The added “NA” Nonalcoholic Sales prohibits the sale of alcohol on the property.

4. Health, Safety and Welfare:

Staff has not found 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 Airport Vicinity Plan.

San Antonio International Airport Vicinity Land Use Plan Relevant Goals and Objectives:

Goal II: Encourage economic growth that enhances airport operations and surrounding development

Objective 2.1 Upgrade and enhance airfront commercial and business park property that is declined, is currently vacant, or is underutilized

6. Size of Tract:

The subject property is approximately 0.225 acres, which would adequately support the requested commercial use.

7. Other Factors:

None.