



City of San Antonio

Agenda Memorandum

File Number:20-4728

Agenda Item Number: Z-27.

Agenda Date: 8/20/2020

In Control: City Council A Session

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z2020-10700127

(Associated Plan Amendment PA-2020-11600030)

SUMMARY:

Current Zoning: "I-1 AHOD" General Industrial Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

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

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 7, 2020

Case Manager: Victoria Castro, Planner

Property Owner: Renson Properties, LLC

Applicant: Brown & Ortiz, P.C.

Representative: Brown & Ortiz, P.C.

Location: 12590 West Avenue

Legal Description: 1.812 acres out of NCB 16816

Total Acreage: 1.812

Notices Mailed

Owners of Property within 200 feet: 10

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The property was annexed by Ordinance 41428 on December 14, 1972 and zoned “B-3” Business District and “I-1” Light Industrial District. Under the 2001 Unified Development Code, established by Ordinance 93881, dated May, 03, 2001, the property zoned “B-3” Business District converted to the current “C-3” General Commercial District and “I-1” Light Industrial District converted to the current “I-1” General Industrial District.

Topography: The property does not include any abnormal physical features such as slope or incursion in a flood plain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: “R-6”

Current Land Uses: Meat Market

Direction: East

Current Base Zoning: “R-6”

Current Land Uses: Single-Family Residences

Direction: South

Current Base Zoning: “C-3” and “I-1”

Current Land Uses: Vacant Lot and Zachry Construction Corporation

Direction: West

Current Base Zoning: “R-6”

Current Land Uses: Walker Ranch Historic Landmark Park

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: West Avenue

Existing Character: Secondary Arterial A

Proposed Changes: None Known

Thoroughfare: West North Loop Road

Existing Character: Local

Proposed Changes: None Known

Public Transit: 648, 602 and 2

Traffic Impact: West Avenue is identified on the City’s Major Thoroughfare Plan as a Secondary Arterial Type A (86’ ROW). ROW dedication may be required.

Parking Information: The minimum parking requirement for a Professional Office is 1 parking space per 300 square foot of Gross Floor Area.

ISSUE:

None.

ALTERNATIVES:

Current: The current zoning district designation of “C-3” 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.

The current zoning district designation of “I-1” accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development. Examples of permitted uses: auto & light truck auction, truck stop, abrasives manufacturing, food & drug manufacturing, sand & gravel storage & sales, outdoor flea market, manufactured homes/oversized vehicles sales, service and storage.

Proposed: The proposed zoning district designation of “C-2” 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 property is within a Regional Center and is not within a premium transit corridor.

RECOMMENDATION:

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 subject property is located within the San Antonio International Airport Vicinity Land Use Plan and is currently designated as “Parks and Open Space” in the land use component of the plan. The requested “C-2” base zoning district is not consistent with the future land use designation. The applicant requested a Plan Amendment to change the future land use to “Community Commercial.” Staff and Planning Commission recommend Approval.

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 of the surrounding area. In general, “C-2” Commercial District is a less intense retail and service oriented zoning district.

3. Suitability as Presently Zoned:

The existing “C-3” and “I-1” base zoning districts are appropriate for the surrounding area. The requested “C-2” base zoning district is a more appropriate zoning for the property and the surrounding area, allowing less intensive commercial uses than those permitted in the current “C-3 and “I-1” base zoning districts.

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 request does not appear to conflict with any public policy objective of the San Antonio International Airport Vicinity Land Use Plan, which encourages the following:

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

Objective 2.3: Redevelop major commercial corridors to serve the needs of the airport neighborhoods and patrons.

Objective 4.4: Support commercial redevelopment through comprehensive rezoning and incentive zoning

6. Size of Tract:

The 1.812 acre site is of sufficient size to accommodate the proposed commercial development.

7. Other Factors:

The applicant is requesting to rezone for a Professional Office.