



City of San Antonio

Agenda Memorandum

File Number:20-6697

Agenda Item Number: 20.

Agenda Date: 11/17/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z-2020-10700240

SUMMARY:

Current Zoning: "C-2 MC-3 AHOD" Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-3 MC-3 AHOD" General Commercial Austin Highway/Harry Wurzbach Metropolitan Corridor Overlay Airport Hazard Overlay District and "C-3 AHOD" General Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 17, 2020

Case Manager: Michael Pepe, Planner

Property Owner: Laswell Properties

Applicant: Fernando Morales

Representative: Fernando Morales

Location: 2300 block of Austin Highway

Legal Description: Lot 19, NCB 12162

Total Acreage: 1.446

Notices Mailed

Owners of Property within 200 feet: 11

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The property was annexed in the City of San Antonio by Ordinance 18115 dated September 25, 1952 and was originally zoned “F” Retail District. The subject property converted from “F” Retail District to “C-2” Commercial District with the adoption of the 2001 Unified Development Code, established by Ordinance 93881, dated May 03, 2001.

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: “C-2”

Current Land Uses: Utility Facility

Direction: East

Current Base Zoning: “C-2”

Current Land Uses: Apartments

Direction: West

Current Base Zoning: “C-2”

Current Land Uses: Vacant

Direction: South

Current Base Zoning: “C-2”

Current Land Uses: Mobile home sales, Retail

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.

“MC-3”

The “MC-3” Austin Highway/Harry Wurzbach Metropolitan Corridor provides site and building design standards for properties located along the two corridors. Metropolitan Corridors follow arterial streets or expressways in developed portions of the city and shall be directed toward reduction of existing visual clutter, improved design features, and preservation of developed areas of the city. A zoning review is performed by the Zoning Section of the Development Services Department.

Transportation

Thoroughfare: Austin Highway

Existing Character: Primary Arterial

Proposed Changes: None

Public Transit: There are VIA bus routes within walking distance.

Routes Served: 14, 214

Traffic Impact: A Traffic Impact Analysis is not required; the proposed use does not exceed the minimum threshold.

Parking Information: The parking requirement for a professional is 1 space per 500 square feet.

ISSUE:

None.

ALTERNATIVES:

Current: C-2 districts 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

Proposed: 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.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is not within a regional center but it is within 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 International Airport Vicinity Plan and is designated as “Business Park” in the future land use plan. The requested “C-3” is consistent with the current land use designation.

2. Adverse Impacts on Neighboring Lands:

Staff does not find evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested “C-3 is appropriate along the major Austin Highway corridor and in proximity to I-410 and I-35.

3. Suitability as Presently Zoned:

The current “C-2” Commercial is an appropriate zoning for the property. The proposed “C-3” would also be appropriate for the site or surrounding area.

4. Health, Safety and Welfare:

Staff has found not 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 Plan:

Land Use Plan Theme:

7) Encouraging compatible commercial uses along corridors that serve the neighborhoods and more intense commercial uses at major intersection nodes

Objective 2.2 Encourage commercial development that respects the integrity of existing residential development

6. Size of Tract:

The subject property is 0.4941 acres, which could reasonably accommodate commercial uses.

7. Other Factors:

The applicant intends to have an office facility with an office/flex space.