



City of San Antonio

Agenda Memorandum

File Number:20-6744

Agenda Item Number: 4.

Agenda Date: 11/17/2020

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 9

SUBJECT:

Zoning Case Z-2020-10700015 CD

SUMMARY:

Current Zoning: "C-2 MLOD-1 MLR-2 AHOD" Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, and "C-3 MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District

Requested Zoning: "C-3 CD MLOD-1 MLR-2 AHOD" General Commercial Camp Bullis Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District with a Conditional Use for Warehousing

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: November 17, 2020. This case is continued from the November 3, 2020 hearing.

Case Manager: Michael Pepe, Planner

Property Owner: Interpark Associates LTD

Applicant: Killen, Griffin, & Farrimond

Location: 12000 block of West Avenue

Legal Description: 54.564 acres out of NCB 12059

Total Acreage: 54.564 acres

Notices Mailed

Owners of Property within 200 feet: 39

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Aviation, Camp Bullis

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 25, 1952, established by Ordinance 18115 and was zoned "Temporary R-1" Temporary Residential District. The property was rezoned to "B-3" Business District and "B-2" Business District by Ordinance 51257 dated September 20, 1979. The subject property converted from "B-3" and "B-2" to "C-3" General Commercial District and "C-2" Commercial 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-3", "I-1"

Current Land Uses: Big box retail, Warehousing

Direction: East

Current Base Zoning: "I-1"

Current Land Uses: Vacant, Offices

Direction: West

Current Base Zoning: "R-5", "C-2", "MF-18", "MF-33"

Current Land Uses: Single-Family Subdivision, Multifamily Apartments

Direction: South

Current Base Zoning: "C-2 CD", "I-1"

Current Land Uses: Office, Vacant, Church

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.

"MLOD-1"

All surrounding properties carry the "MLOD-1" Military Lighting Overlay District, due to their proximity to Camp Bullis. The "MLOD-1" does not restrict permitted uses, but does regulate outdoor lighting in an effort to minimize night-time light pollution and its effects on operations at the military installation.

Transportation

Thoroughfare: West Avenue

Existing Character: Primary Arterial

Proposed Changes: None

Thoroughfare: Interpark

Existing Character: Collector

Proposed Changes: None

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

Routes Served: 502

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

Parking Information: The parking minimum for warehousing is 1 space per 5,000 square foot of gross floor area.

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.

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.

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. The “CD” would allow operation of warehousing, pursuant to a site plan.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The property is part of the Greater Airport Regional Center and is not within 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 Vicinity Plan and is currently designated as “Business Park” in the future land use component of the plan. The requested “C-3 CD” base zoning district is consistent with the future 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 proposed warehousing use is appropriate with the surrounding area and “C-3 CD” allows the mitigation of potential adverse impacts through the application of a site plan.

3. Suitability as Presently Zoned:

The current “C-3” and “C-2” zonings are appropriate for the property and surrounding area. The proposed “C-3 CD” is also an appropriate zoning for the surrounding area with good vehicular access and existing warehousing uses.

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 International Vicinity Plan:

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

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

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

Objective 2.5 Enhance the appearance of the Loop 410 and US 281 airport frontage to provide an aesthetically pleasing experience for airport patrons and area residents

6. Size of Tract:

The subject property is 54 acres, which could reasonably accommodate the proposed commercial uses.

7. Other Factors:

The subject property is located within the Camp Bullis Awareness Zone/Military Influence Area. In accordance with the signed Memorandum of Understanding, JBSA was notified of the proposed request.

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.