



City of San Antonio

Agenda Memorandum

File Number:15-5232

Agenda Item Number: 14.

Agenda Date: 10/20/2015

In Control: Zoning Commission

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 4

SUBJECT:

Zoning Case Z2015310 S

SUMMARY:

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

Requested Zoning: "C-2 S AHOD" Commercial Airport Hazard Overlay District with Specific Use Authorization for a Hotel

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 20, 2015

Case Manager: Ernest Brown, Planner

Property Owner: JM Assets LP, by John Muhich

Applicant: John Muhich

Representative: Patrick W. Christensen, Attorney at Law

Location: A portion of the 6500 block of West Military Drive

Legal Description: 1.794 out of NCB 15602

Total Acreage: 1.794

Notices Mailed

Owners of Property within 200 feet: 2

Registered Neighborhood Associations within 200 feet: NA

Planning Team: West/Southwest Sector Planning Team-35

Applicable Agencies: Lackland Military Influence Area & MOAZ

Property Details

Property History: The subject property was annexed into the City Limits in 1985 and was originally zoned “Temporary R-1” Single Family Residence District. In 1986 the subject property was rezoned to “B-2” Business District. Upon adoption of the 2001 Unified Development Code, the previous base zoning districts converted to “C-2” Commercial District. The subject property is not platted in its current configuration and is undeveloped.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2

Current Land Uses: Hotel

Direction: East

Current Base Zoning: OCL

Current Land Uses: Military Base

Direction: South

Current Base Zoning: C-2

Current Land Uses: Vacant

Direction: West

Current Base Zoning: C-3, O-2

Current Land Uses: Advocacy Center

Overlay and Special District Information: 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 Military Drive

Existing Character: Primary Arterial, Type A; three lanes each direction divided by a center turn lane and sidewalks on one side.

Proposed Changes: None known

Public Transit: The nearest VIA routes are the 551, 614 and 619 which operates along Southwest Military Drive.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Off-street vehicle parking requirements are typically determined by the type of use and building size. The zoning application refers to Hotel use.

Minimum Parking Requirement: 0.8 per room plus 1 per 800 square feet of public meeting area and restaurant space;

Maximum Parking Requirement: 1 per room plus 1 per 400 square feet of public meeting areas and restaurant space.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation.

FISCAL IMPACT:

None.

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 West/Southwest Sector Plan and is currently designated as Mixed Use Center in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted land use designation and surrounding land use.

2. Adverse Impacts on Neighboring Lands:

Staff has not found evidence of likely adverse impacts on the neighboring lands in relation to this zoning change request.

The West/Southwest Sector Land Use Plan was prepared based on the concept of Centers and Tiers. The requested zoning is a related zoning district within the described land use designation. The subject property is located on a primary arterial that will provide a location encouraged by the plan for development of a Mixed Use Center.

3. Suitability as Presently Zoned:

The existing “C-2” base zoning district is appropriate for the subject property.

4. Health, Safety and Welfare:

Staff has not found any likely effects on the public health, safety, or welfare.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The development of a hotel will provide a economical and sustainable community with the development of a future business as stated by the West/Southwest Sector Plan goals.

The West/Southwest Sector Plan land use designation of Mixed Use Center encourages hotel business that serve outside of the Urban Core Tier.

A Sector Plan is a long-range guide for the future growth, conservation, and redevelopment of physical aspect on a sub-regional level. By virtue of the plan adoption process, all proposed projects must be determined

consistent with the master plan as the initial condition approves. In case of future land use recommendations, the most specific plan (neighborhood, community, or sector plan) should be consulted.

6. Size of Tract:

The 1.794 acre site is sufficient size to accommodate the proposed development and required parking.

7. Other Factors:

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 with may, under the right set of circumstances and conditions be acceptable in certain specific locations.

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