



City of San Antonio

Legislation Details (With Text)

File #: 17-4006

Type: Zoning Case

In control: Zoning Commission

On agenda: 7/18/2017

Title: (Continued from 06/20/17) ZONING CASE # Z2017169 S (Council District 2): A request for a change in zoning from "C-3 AHOD" General Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for an Auto Paint and Body Shop on 2.852 acres out of NCB 16567, located at 9800 Block of IH 10 East. Staff recommends Approval with Conditions.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

Zoning Case Z2017169 S

SUMMARY:

Current Zoning: "C-3 AHOD" General Commercial Airport Hazard Overlay District

Requested Zoning: "C-3 S AHOD" General Commercial Airport Hazard Overlay District with Specific Use Authorization for an Auto Paint and Body Shop

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: July 18, 2017. This case was continued from the June 20, 2017 Zoning Commission hearing.

Case Manager: Daniel Hazlett, Planner

Property Owner: Corner of the Market Partnership IV Texas LTD

Applicant: Malouf Interest, INC

Representative: Claymoore Engineering

Location: 9800 Block of IH 10 East

Legal Description: 2.852 acres out of NCB 16567

Total Acreage: 2.852

Notices Mailed

Owners of Property within 200 feet: 7

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Parks and Recreation Department, Randolph Air Force Base

Property Details

Property History: The subject property was annexed into the City of San Antonio by Ordinance 62545, dated May 12, 1986. Upon annexation, the property was zoned "Temp R-1" Temporary Single Family Residence District. The property changed from "Temp R-1" to "B-3" Business District, which was established by Ordinance 70527, dated November 2, 1989. The "B-3" zoning designation converted to the present base zoning "C-3" General Commercial District with the adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 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

Current Land Uses: Vacant Lot

Direction: East

Current Base Zoning: C-3

Current Land Uses: Vacant Lot

Direction: South

Current Base Zoning: C-3

Current Land Uses: Vacant Lot

Direction: West

Current Base Zoning: C-3

Current Land Uses: Auto Truck Transport USA

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: Interstate 10 East

Existing Character: Freeway

Proposed Changes: None Known

Thoroughfare: East Loop 1604
Existing Character: Freeway
Proposed Changes: None Known

Public Transit: There are no VIA bus routes within walking distance of the subject property.

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

Parking Information:

The minimum parking requirement for Auto Paint and Body is 1 per 500 sf GFA including service bays, wash tunnels and retail areas.

ISSUE:

None.

ALTERNATIVES:

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

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or within ½ 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 property is located within the IH-10 East Corridor Plan and is currently designated as “Regional Commercial” 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 finds no evidence of likely adverse impacts on neighboring lands in relation to this zoning change request as adjacent properties carry similar zoning.

3. Suitability as Presently Zoned:

The current "C-3" General Commercial District is an appropriate base zoning for the property. The surrounding properties are zoned “C-3” and the subject property is along Interstate Highway 10 East. The adjacent property to the west is an Auto Truck Transport business.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The requested

zoning change is requested in order to construct an Auto Body and Paint Shop which should not have an adverse impact on the public health, safety, or welfare of the citizens of San Antonio.

5. Public Policy:

The request to change the zoning from “C-3” to “C-3 S” in order to build an Auto Paint and Body Shop is consistent with the IH-10 East Perimeter Plan and the Comprehensive Plan.

Goals:

IH-10 East Corridor Perimeter Plan:

Concentrate commercial facilities at designated locations, particularly intersections, in order to reduce unsightly strip development and adverse traffic impact upon residential areas using the following hierarchy and general locations.

Comprehensive Plan:

B. Economic Development - Goal 3: Create an environment of entrepreneurship, productivity, and innovation in San Antonio that promotes business start-up and business growth.

6. Size of Tract:

The subject property measures 2.852 acres which will reasonably accommodate an Auto Paint and Body Shop.

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.

Staff recommends the following conditions:

1. Type “B”, 15’ landscape buffer along frontage
2. Property shall be fenced
3. Any outdoor storage of vehicles shall be screened from view of the public