



City of San Antonio

Legislation Details (With Text)

File #: 18-3304

Type: Zoning Case

In control: Zoning Commission

On agenda: 5/15/2018

Title: ZONING CASE # Z2018176 CD (Council District 5): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Sales on Lot 20 and Lot 21, Block 5, NCB 7447, located at 6243 West Commerce Street. Staff recommends Approval.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map, 2. Site Plan

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:
Zoning Case Z2018176 CD

SUMMARY:

Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District

Requested Zoning: "C-2 CD AHOD" Commercial Airport Hazard Overlay District with Conditional Use for Auto Sales

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: May 15, 2018

Case Manager: Kayla Leal, Planner

Property Owner: HA Properties, LLC

Applicant: Charles Christian

Representative: Charles Christian

Location: 6243 West Commerce Street

Legal Description: Lot 20 and Lot 21, Block 5, NCB 7447

Total Acreage: 0.50

Notices Mailed

Owners of Property within 200 feet: 24

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: Lackland Air Force Base

Property Details

Property History: The subject property was annexed into the City of San Antonio on September 6, 1945 and zoned "C" Apartment District, established by Ordinance 2590. The zoning converted to "MF-33" Multi-Family District upon adoption of the 2001 Unified Development Code (Ordinance 93881, dated May 3, 2001). The properties were a part of a large-area rezoning and were changed to the current "R-6" Residential Single-Family District and "C-2" Commercial District from the previous "MF-33" base zoning district, established by Ordinance 98691, dated January 4, 2004.

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

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-2, R-6

Current Land Uses: Vacant Lots, Single-Family Residential

Direction: East

Current Base Zoning: R-6, C-3R

Current Land Uses: Vacant Lots, Auto Sales

Direction: South

Current Base Zoning: R-6

Current Land Uses: Single-Family Residential

Direction: West

Current Base Zoning: R-6

Current Land Uses: Vacant Lot, Single-Family Residence

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 Commerce Street

Existing Character: Secondary Arterial Type A

Proposed Changes: None known

Public Transit: There is a bus stop (Stop 71199) within walking distance on West Commerce Street along Bus Routes 75 and 275.

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 use of Auto and Vehicle Sales requires a minimum of one (1) parking space per 500 square-feet of the Gross Floor Area (GFA) of the sales and service building and permits up to a maximum of one (1) parking space per 375 square-feet of the GFA of the sales and service building.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The “R-6” base zoning district permits single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools. The “C-2” base zoning district accommodates 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 subject property is not located within a Regional Center nor within a half (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 subject property is located within the West/Southwest Sector Plan and is currently designated as “General Urban Tier” in the land use component of the plan. The requested “C-2” base zoning district is consistent with the adopted and use designation.

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. There are auto sales down the street from the subject property.

3. Suitability as Presently Zoned:

The existing “C-2” and “R-6” base zoning districts are appropriate for the surrounding area. The north side of Commerce Street has a mixture of commercial and residential uses.

4. Health, Safety and Welfare:

Staff has not found any indication of likely adverse effects on the public health, safety, or welfare. There is already a commercial building on the subject property, and the request is to change the adjacent lots to commercial as well in order to have an auto sales business.

5. Public Policy:

The request does not appear to conflict with any public policy objective. The request is consistent with the future land use designated by the West/Southwest Sector Plan.

6. Size of Tract:

The 0.5 acre site is of sufficient size to accommodate the proposed development. There is already a structure on the site that will be utilized as the office space.

7. Other Factors:

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.

The request was reviewed by Joint Base San Antonio (JBSA) for the Lackland Military Influence Area and there are no objections to the request. All information was forwarded to the applicant.